



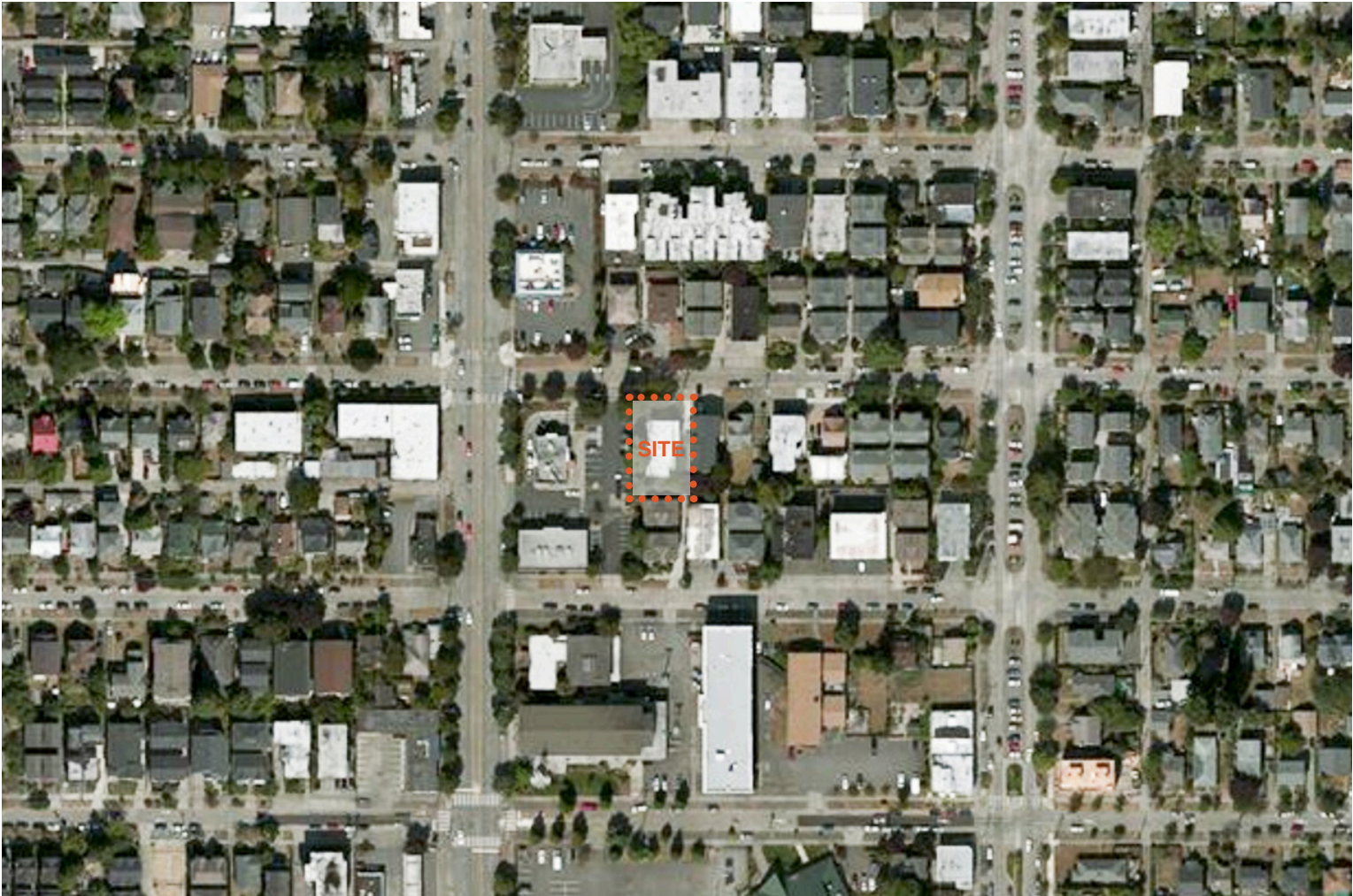
# 1439 NW 60th St

Early Design Guidance (EDG) Packet | Project #3030434 | June 18, 2018

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NW 61th St

NW 60th St

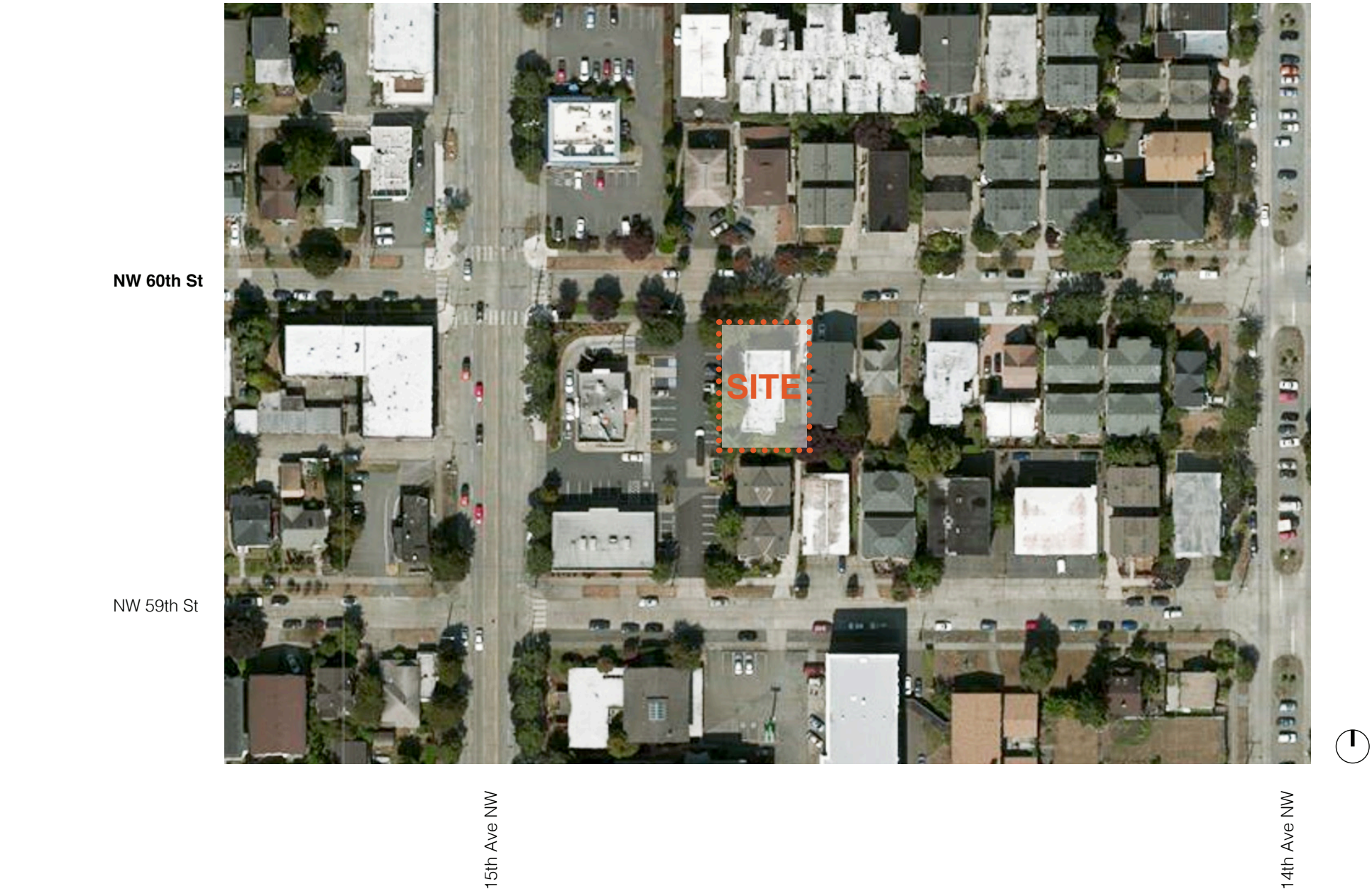
NW 59th St

NW 58th St



15th Ave NW

14th Ave NW



OBJECTIVES

Construct a residential apartment structure with four stories above street level and a partially below grade basement. The structure will have (22) units. The existing structure will be demolished. No parking will be provided.

Number of Units	22
Number of Parking Spaces	0
Number of Bike Parking Spaces	22

Sustainability:  
Achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Gallagher Properties
STRUCTURAL	--
GEOTECHNICAL	PanGEO, Inc
LANDSCAPE	Pacific Landscape Architecture

EDG APPLICATION

PART I: Contact Information

1. Property address	1439 NW 60th Street
2. Project number	#3030434
3. Additional related project number(s)	n/a
4. Owner Name	Gallagher Properties
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City, State Zip	Seattle, WA 98104
Phone	206.297.1284
Email Address	office@b9architects.com

6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect

7. Design Professional's Name	Bradley Khouri
Email Address	office@b9architects.com
Address	b9 architects, 610 2nd Avenue, Seattle, WA, 98104
Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

*The existing site is located one parcel east of the intersection at NW 60th Street and 15th Avenue NW. The site is relatively flat with a subtle slope from north to south. The existing four-plex structure will be demolished.*

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

*The lot is zoned LR3 and is within the Ballard Hub Urban Village.*

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

*This proposal is located in the Ballard neighborhood in the northwest area of Seattle. The site is an infill lot between a 5-unit condominium structure and a large commercial parking lot and an associated Taco Bell restaurant. The immediate vicinity consists of a mix of residential and commercial structures, and is 5 blocks south of the Ballard High School and 5 blocks north of NW Market Street. The proposal is consistent with development in the neighborhood.*

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

*The proposal is for a four-story with daylight basement 22-unit apartment structure including studio and 1-bedroom apartment units. No parking is being provided.*

*The three alternatives describe a design evolution that proposes a unique approach to density in the Lowrise 3 Urban Villages/Centers. Instead of a solid building with double loaded corridors, the proposal activates the center of the site by providing circulation at the exterior raised up above a central courtyard, accessed by all residents and visitors.*

*The preferred alternative requests departures for facade length and rear setback to create an open courtyard at the center of the site.*

## ZONING SUMMARY

### 23.45.504 PERMITTED USES:

- Residential use permitted outright.

### 23.45.510 FLOOR AREA RATIO:

- 2.0 X 5,000 = 10,000 square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

### 23.45.512 DENSITY LIMITS:

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

### 23.45.514 STRUCTURE HEIGHT:

- For apartment developments located in zone LR3 and within Urban Centers, the height limit is 40 feet.

### 23.45.518 SETBACKS AND SEPARATIONS

- Front Setback – 5 feet minimum
- Rear Setback – 15 minimum without alley
- Side Setback – 7 feet average and 5 feet minimum
- Separations - 10 feet minimum separation between principal structures
- Upper Level Setback - Structures with a 40 foot height limit according to Table A for 23.45.514, the upper-level setback requirement is 16 feet above a height of 44 feet

### 23.45.522 AMENITY AREA

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For apartments, amenity area at ground level is to be provided as common space.

### 23.45.524 LANDSCAPING STANDARDS

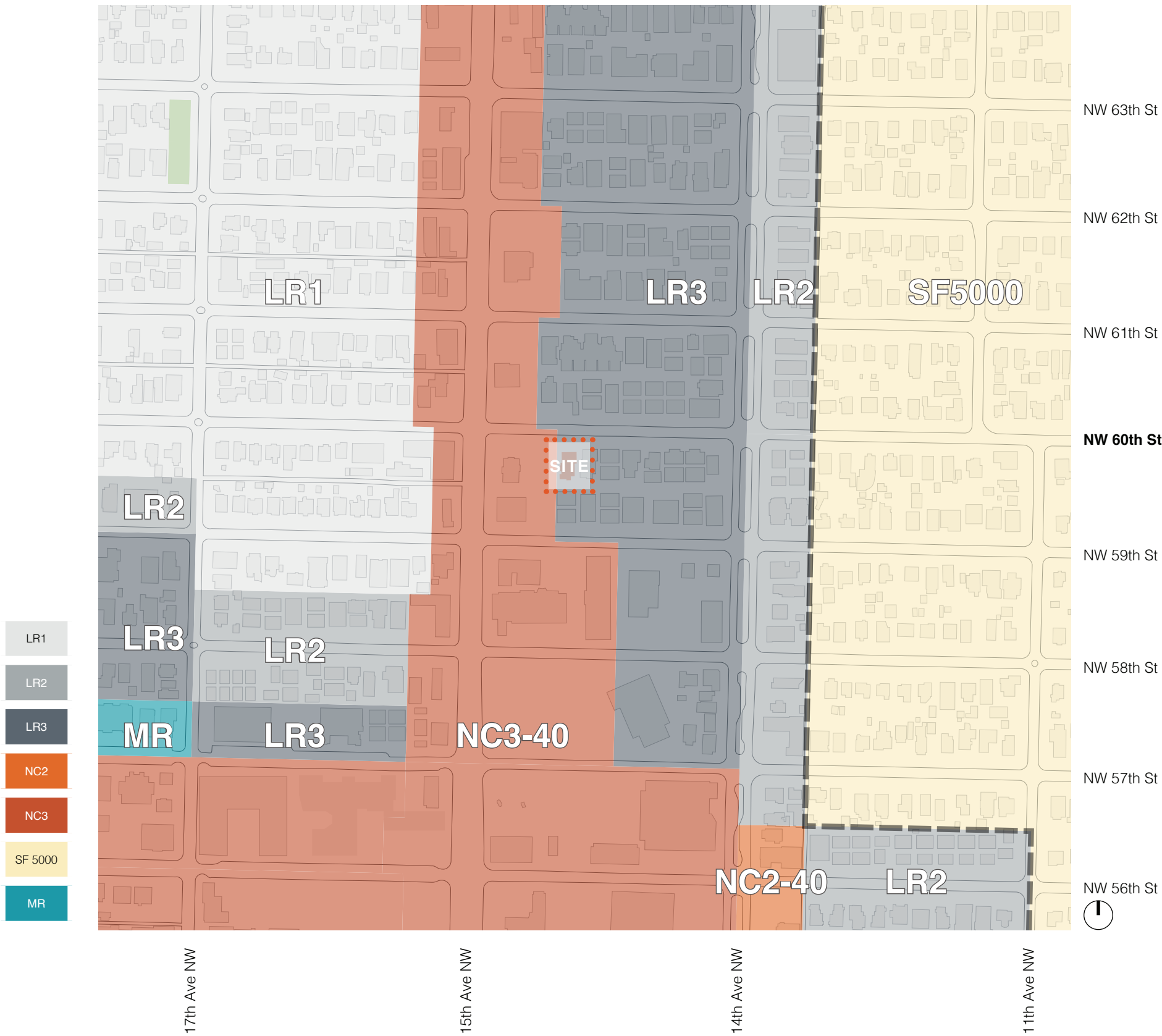
- Landscaping shall achieve a green factor score of 0.6 or greater.

### 23.45.527 STRUCTURE WIDTH AND FACADE LENGTH

- For apartment developments located in zone LR3 and within Urban Centers, the maximum structure width is 150 feet.
- The maximum combined facade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

### 23.54.040 SOLID WASTE

- For developments containing 16-25 dwelling units, the minimum area for solid waste storage is 225 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.



**ADDRESS**  
1439 NW 60th Street

**PARCEL #**  
2767704730

**LEGAL DESCRIPTION**  
Lot 4, Block 91, Gilman Park, according to the plat thereof recorded in volume 3 of plats, pages 40, records of King County, Washington.

**LOT SIZE**  
5,000 SF

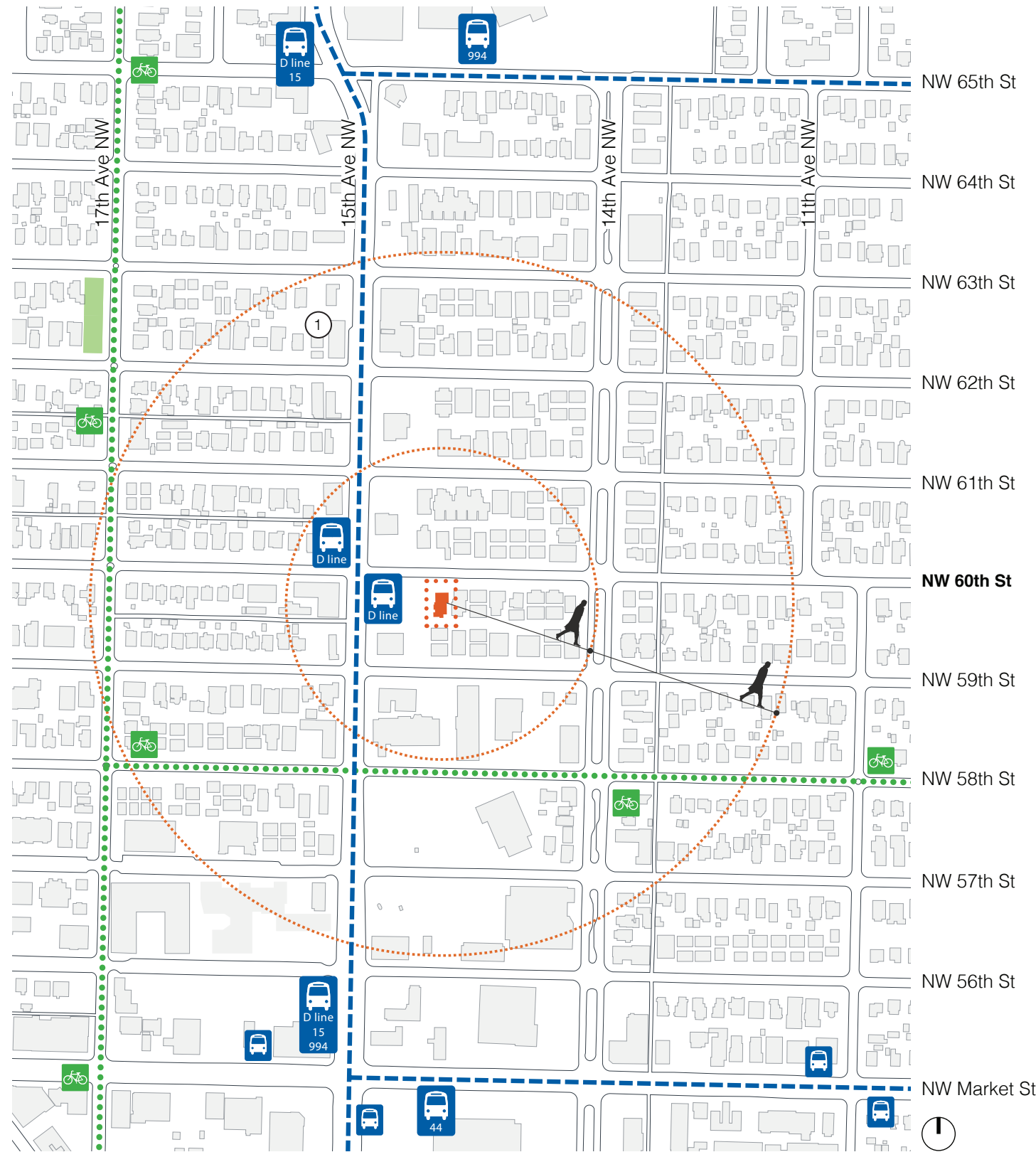
**ZONE**  
LR3

**URBAN VILLAGE OVERLAY**  
Ballard Hub Urban Village

## NEIGHBORHOOD CONTEXT



## TRANSIT & ACCESS



This site is served by several bus lines, including the #15, 994, and the Rapid Ride D line, facilitating travel to many Seattle neighborhoods, including Downtown, Queen Anne, Magnolia, Crown Hill, Greenwood, Haller Lake, and Wedgwood.

Bicycle routes connect the site to Queen Anne, Downtown, and Greenlake. The Burke Gilman Trail is also approximately one mile south of the site.



**2** MINUTES  
Taco Bell  
MOD Pizza  
Biscuit & Bean  
North American Martyrs Parish

**5** MINUTES  
St Alphonsus Family Center  
Ballard Market  
U.S. Bank  
Jiffy Lube



① Rapid Ride "D" line bus stop on 15th Ave NW and NW 60th St



## ADJACENT USES



① Taco Bell on 15th Avenue NW and NW 60th Street



② North American Martyrs Parish



③ MOD Pizza on 15th Avenue NW and NW 60th Street



⑥ Biscuit and Bean on 15th Avenue NW and NW 59th Street



④ 12-unit apartment on NW 61st Street between 14th Avenue NW & 15th Avenue NW



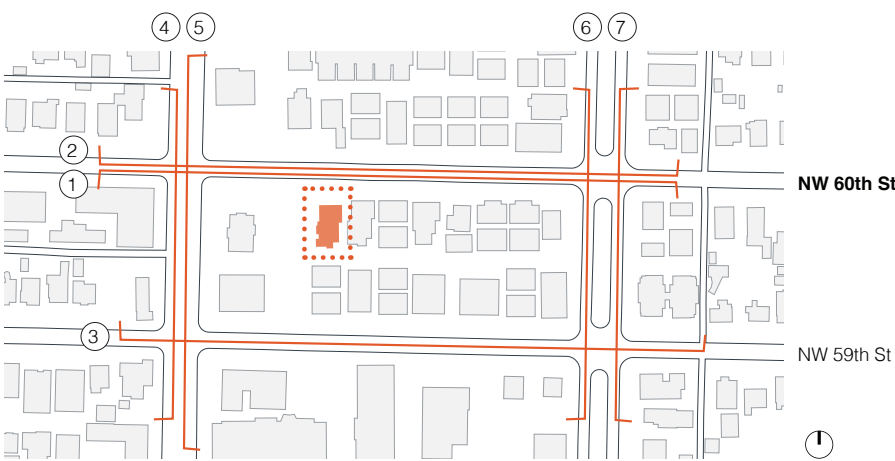
⑦ Single Family House on NW 60th Street and 14th Avenue NW



⑤ Townhomes on NW 59th Street



⑧ Townhomes on NW 60th Street



## STREET PANORAMAS



① South side of NW 60th St



② North side of NW 60th St



③ North side of NW 59th St



④ West side of 15th Ave NW



⑤ East side of 15th Ave NW



⑦ West side of 14th Ave NW



⑥ East side of 14th Ave NW

## INFILL EXAMPLES

The following examples demonstrate several projects in design development in Ballard, Capitol Hill, and University District.

These projects, like our proposal, are small apartment buildings on 4,000 - 5,000 SF infill lots with no or limited parking provided.

Playful window and infill pattern



**741 Harvard Avenue E**  
Capitol Hill  
41 Dwelling Units  
Lots Size: 5,750 sf  
No Parking Provided

Central courtyard to break down massing and provide a common space for interaction



**1427 NW 65th Street**  
Ballard  
23 Dwelling Units  
Lot Size: 5,000 sf  
No Parking Provided

Balconies providing scale and modulation along street facade



**109 12th Ave E**  
Capitol Hill  
23 Dwelling Units  
Lots Size: 7,680 sf  
No Parking Provided

Straightforward material articulation



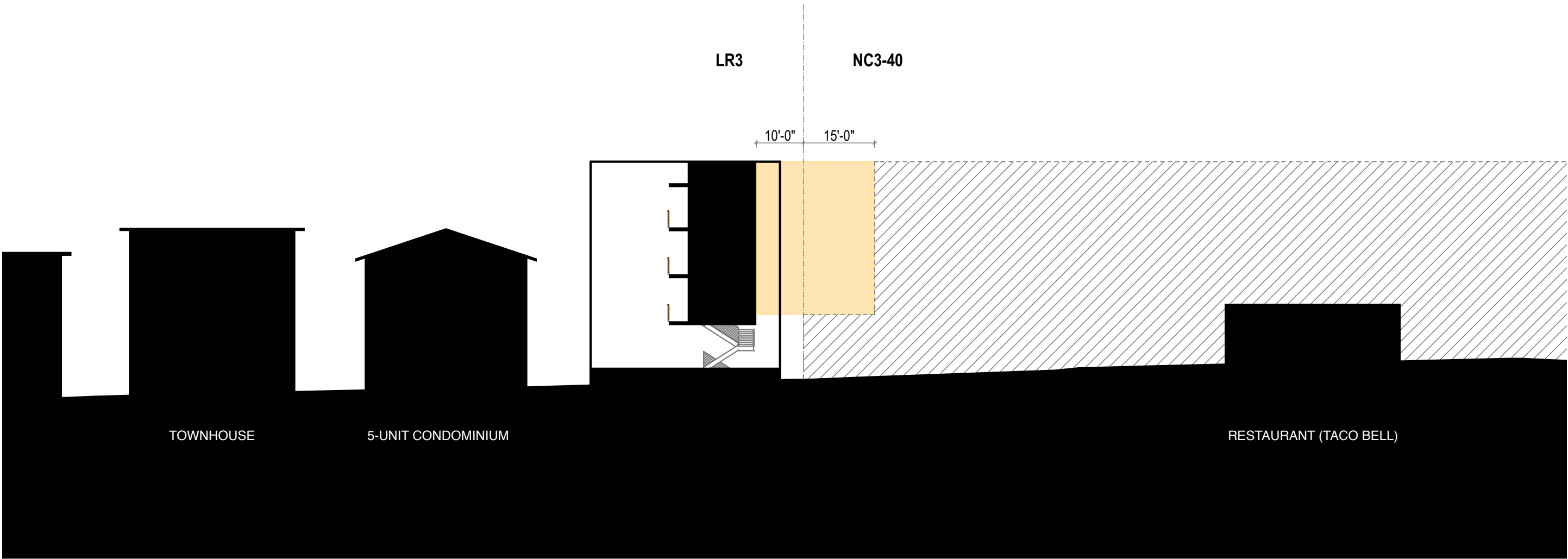
**1506 NW 61st Street**  
Ballard  
33 Dwelling Units  
Lots Size: 4,753 sf  
No Parking Provided



**2651 NW 56th Street**  
Ballard  
42 Dwelling Units  
Lot Size: 4,500 sf  
No Parking Provided

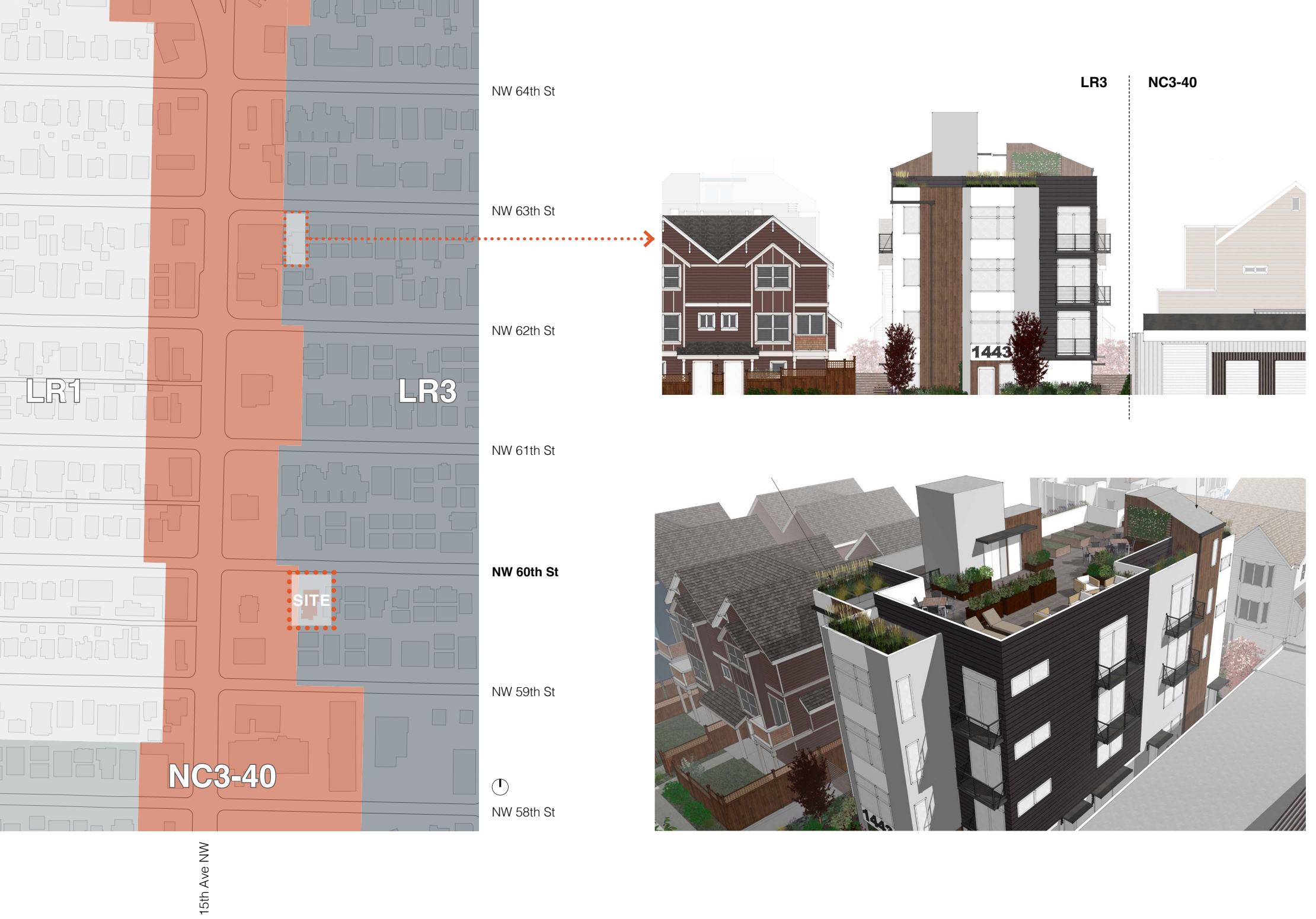
## ZONING TRANSITION ANALYSIS

The proposed project is located at a zone transition between LR3 and NC3-40. The future possible build-out of the adjacent parcel is diagrammed below and is being considered in the design of the west elevation of the proposed.



SITE SECTION FACING SOUTH

## ZONING TRANSITION: CASE STUDY



### 1443 NW 63rd St

Zone: LR3  
30 Dwelling Units  
Lots Size: 5,014 sf  
No Parking Provided

The example project shown on this page demonstrates a possible solution to a zone transition near the proposed project. This example provides articulation along the facade facing the zone transition. It, along with other similar situations, will be studied in designing the west facade of the proposed.

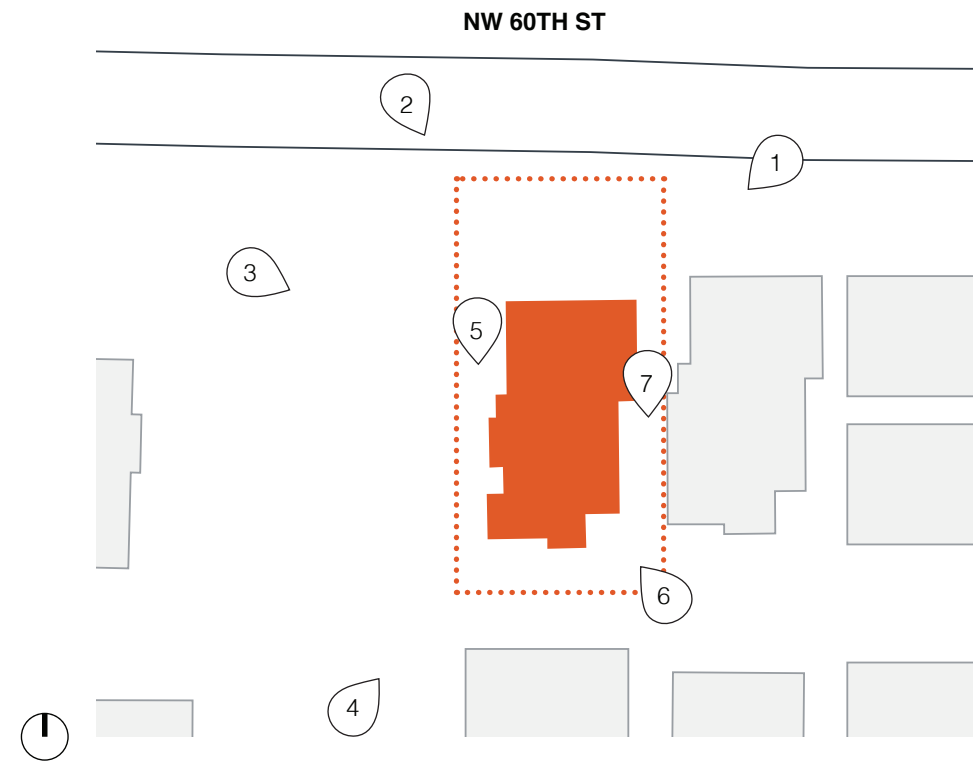
b9 architects will also consider that the west facade of this project will be more visible due to the fact that the adjacent commercial site is currently a parking lot and the nearest structure is 12 feet tall and located roughly 95 feet away.

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**b9 architects**



1 View of site looking Southwest

## EXISTING CONDITIONS

The site is 50 feet wide by 100 feet deep and currently contains a 2-story four-plex Apartment, with parking at the ground level, beneath the structure. The development proposes to remove the existing structure and parking and add a new 22 unit four-story apartment structure, with a partially below-grade basement and no parking.

A three-story condominium structure bounds the site to the east, while a large commercial surface-parking lot and small commercial structure is located directly west. There is a townhouse structure directly south of the site. The site's topography descends approximately 5 feet from north to south. Primary pedestrian access to the new structure will be from NW 60th Street.

The proposed design solutions respond to the existing condominium building to the east and to the surface parking to the south. The preferred alternate seeks to create a west facade that has interest considering its length and exposure.



2 View of site looking Southeast



3 View of site looking East



5 View of West side setback of site looking South



4 View of site looking Northeast

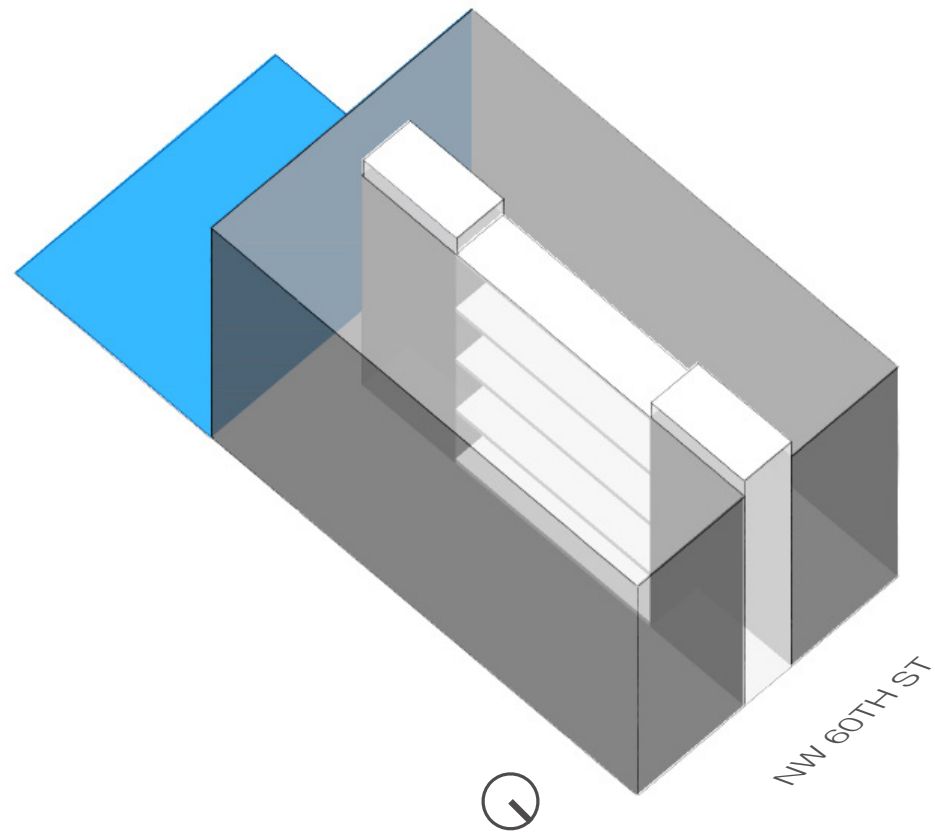


6 View of site looking Northwest



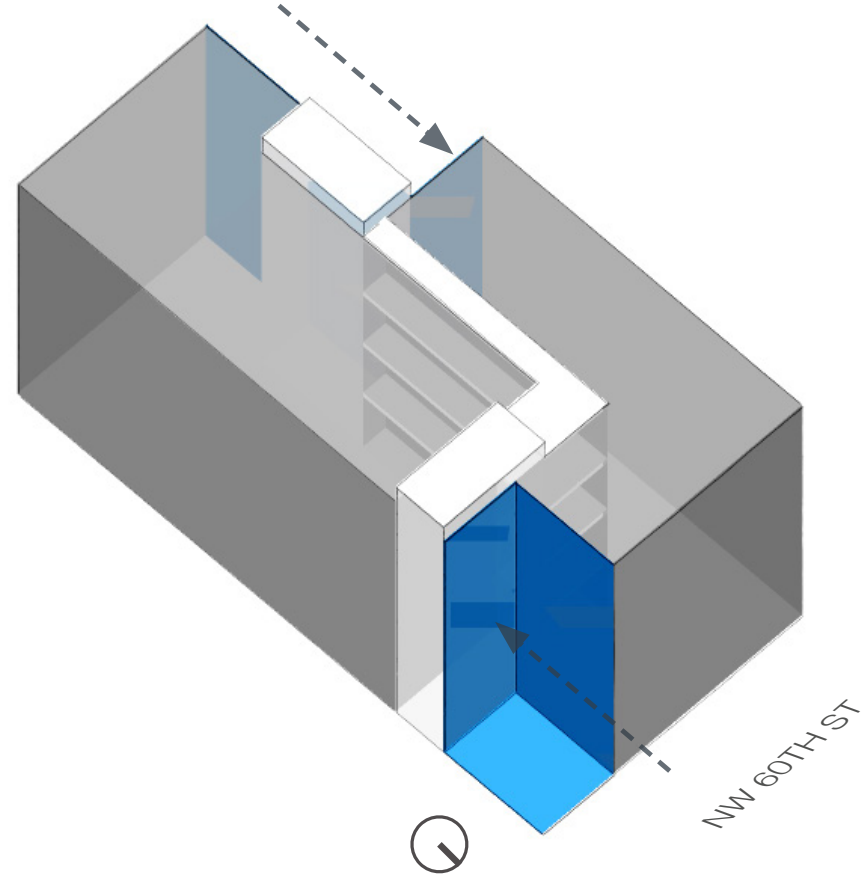
7 View of East side setback of site looking South

## PROJECT EVOLUTION



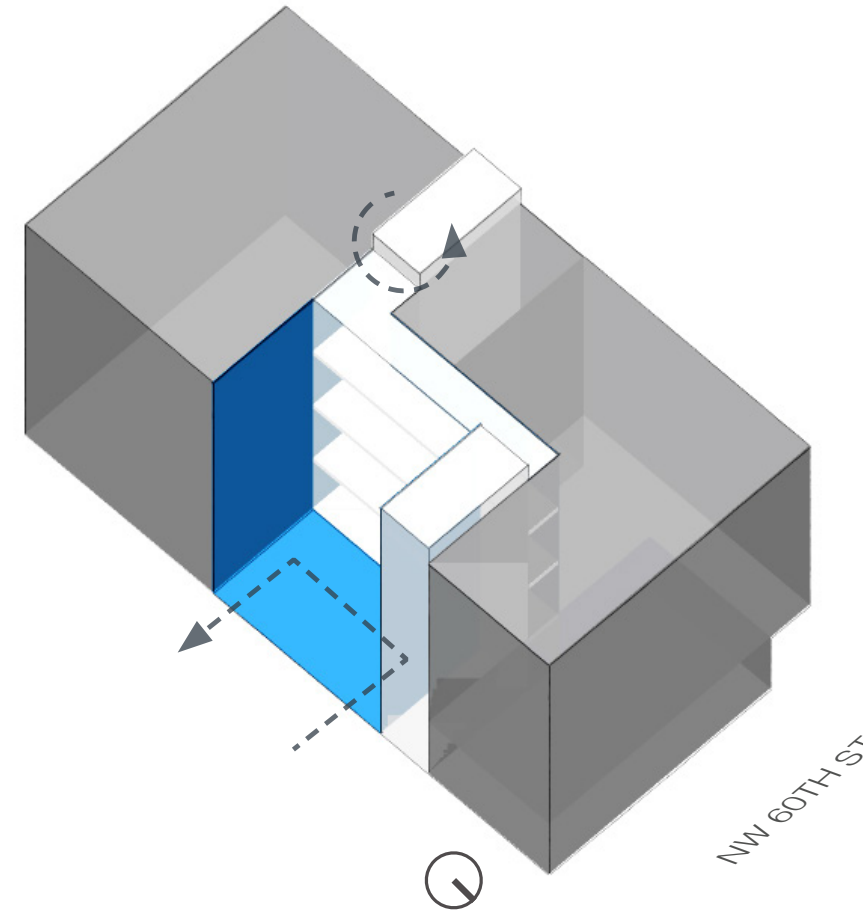
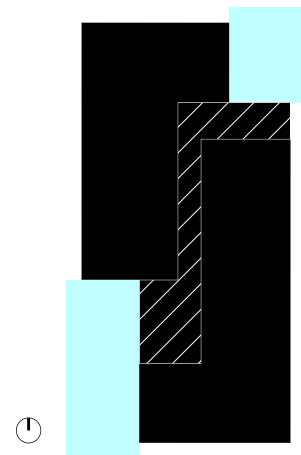
### SOLID MASSING

Zoning Envelope responds to setbacks, facade length and height measurements.



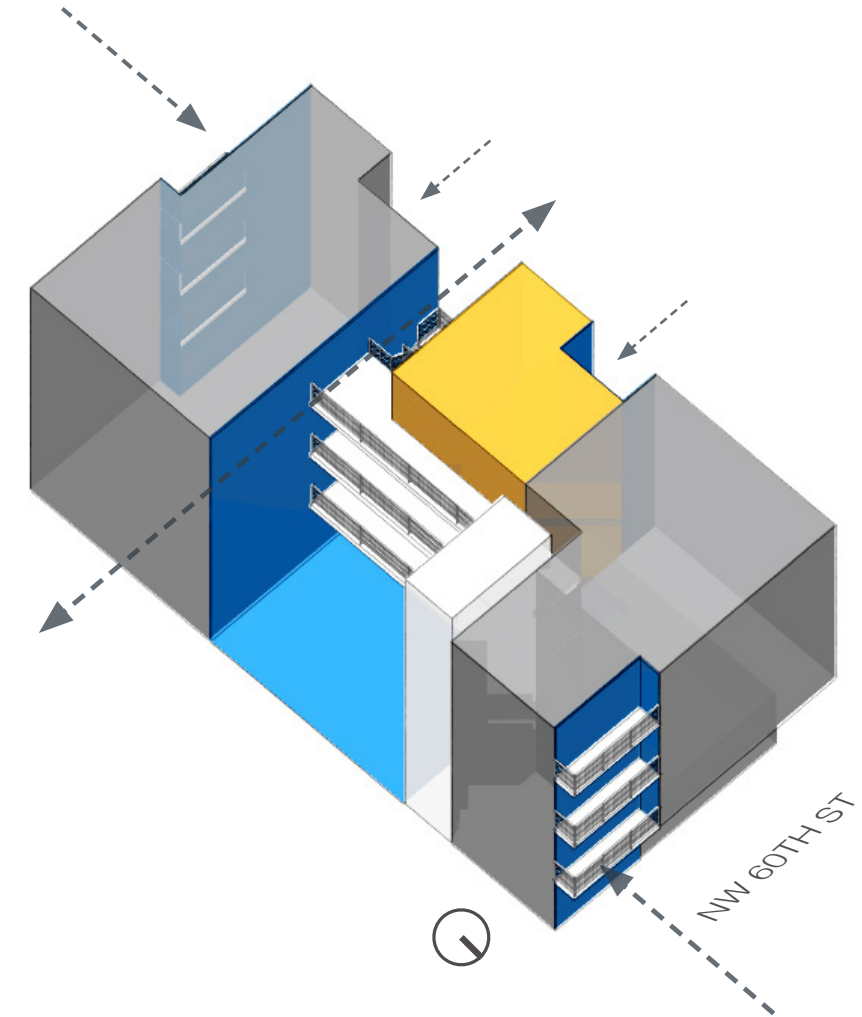
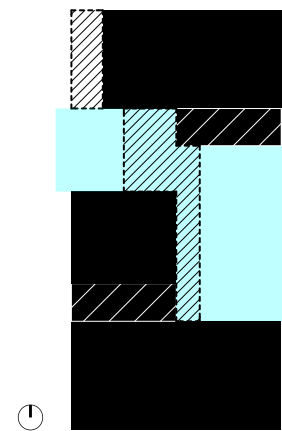
### ALTERNATIVE 1

Exterior spaces are carved out of solid massing at north and south ends to reduce massing at street and rear and provide a more articulated massing solution. Stair core is rotated to respond to massing shift.



### ALTERNATIVE 2

Courtyard is created by shifting building massing to the street front and rear of the site, resulting in a continuous street facade. Secondary stair core is rotated to respond to massing shift. Circulation is exposed internally to create less visual impact on the street facade..

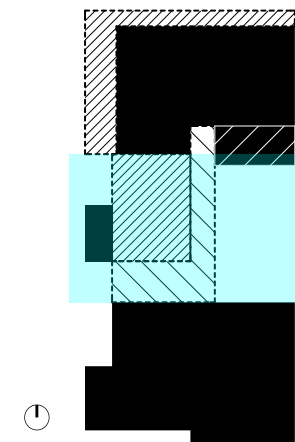


### ALTERNATIVE 3

The secondary stair and interior hallways are exposed as exterior design elements. This creates a gap in the massing and relief along the west facade and internally along the courtyard.

Balconies are added to the North and South facades to create modulation and secondary articulation.

The West facade is modulated to provide additional relief and allow for a 7'-0" average side setback.



ALTERNATIVE 1 (CODE COMPLIANT)

Alternative 1 is a code compliant scheme that proposes (22) apartments: (12) studios and (10) 1-bedroom apartment units.

This alternative proposes a 4-story structure with two internal stair cores that book-end an internal double-loaded corridor for access to all units from NW 60th Street.

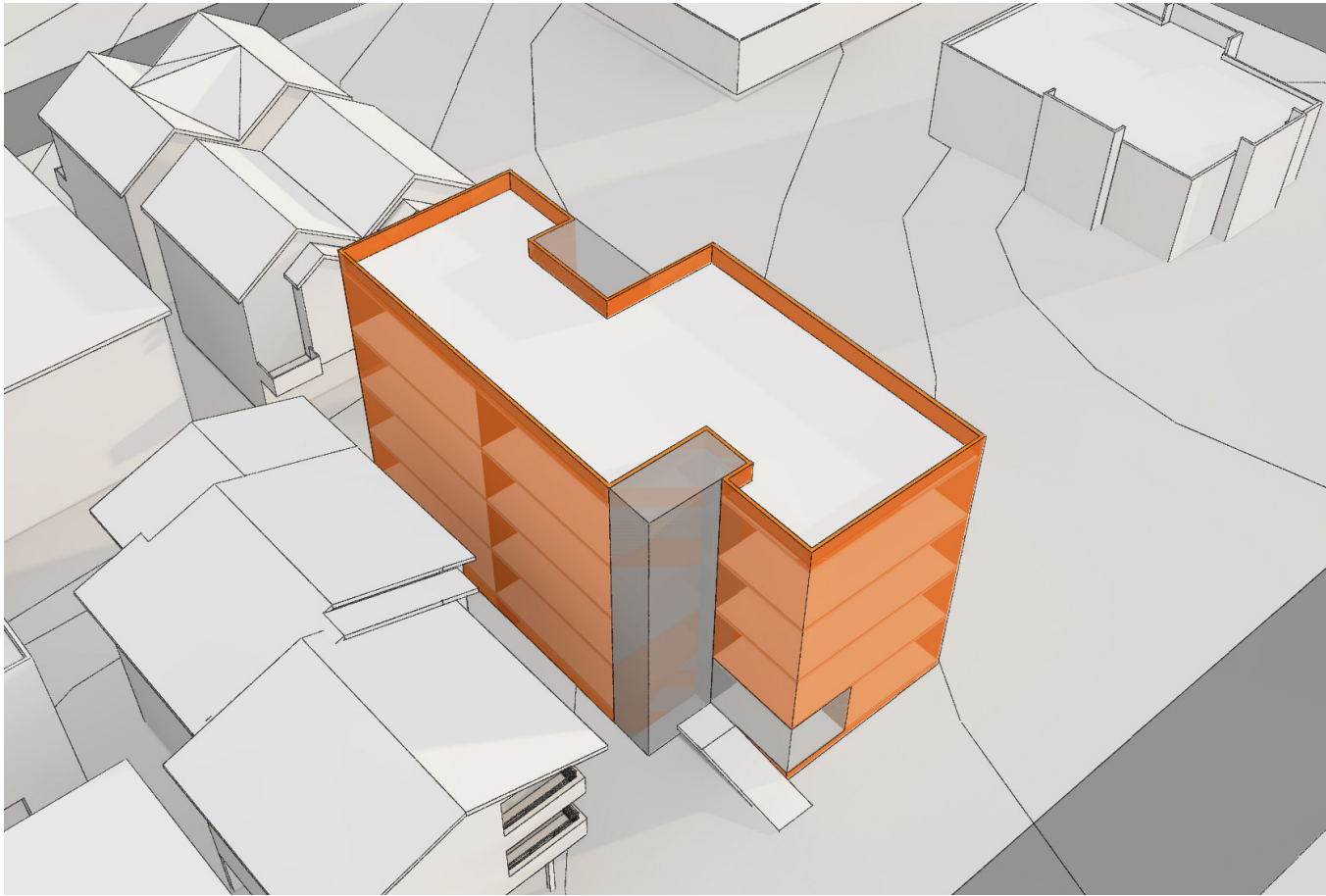
The northeast and southwest corners of the building are carved away to provide additional light and air to the units and break up the proposed massing.

Advantages:

- Code compliant scheme.
- Contextual building volume.

Issues

- Courtyards are small and have little use other than access to light.
- Produces narrow units along all facades.



View looking Southwest

DESIGN PROPOSAL ALTERNATIVES

ALTERNATIVE 2

Alternative 2 proposes (22) apartments: (12) studios and (10) 1-bedroom apartment units.

The majority of units are stacked in this 4-story proposal with access from NW 60th Street through an open-air entry condition. A portion of the courtyard and the walkway from NW 60th Street is covered in order to delineate the entry into the building.

The north stair core is moved to the courtyard to reduce the blank wall along the street and to allow for openings and increased street interest.

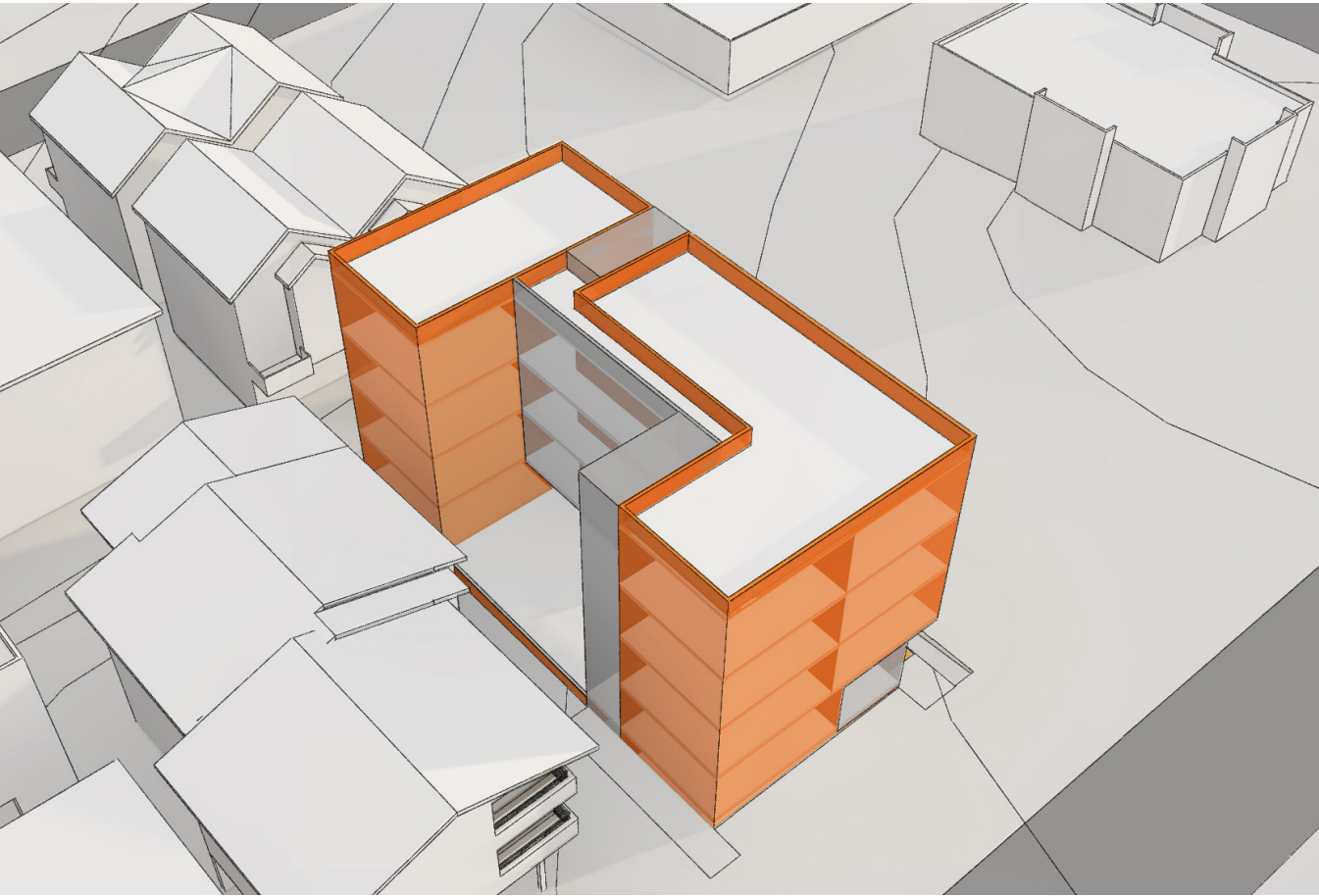
The courtyard and circulation strategy in this alternative result in a long, flat west facade.

Advantages:

- Building is reorganized to allow for a central courtyard accessible from the street.
- Stair at street facade is shifted behind units in order to provide increased interest at street.
- Courtyard reduces proposed massing along east facade.

Issues

- West facade is not compliant.
- Side setback proximity to property line limit access to light and air for the west units.
- Departures requested for facade length on west side, average side setback, and amenity area.



View looking Southwest

ALTERNATIVE 3 (PREFERRED)

Alternative 3 is a scheme that proposes (22) apartments: (13) studios and (9) 1-bedroom apartment units. All units take access from the central space on each level through exterior walkways.

The unit west of the courtyard is removed at the first floor level in order to provide a covered outdoor space and a stronger connection to the covered entry from NW 60th Street. An exterior open stair separates the proposed structure into two masses along the west facade and creates a more dynamic courtyard.

Exterior walkways that act as the building's circulatory spine create further modulation at the courtyard and gives direct visual access to the courtyard from the middle units.

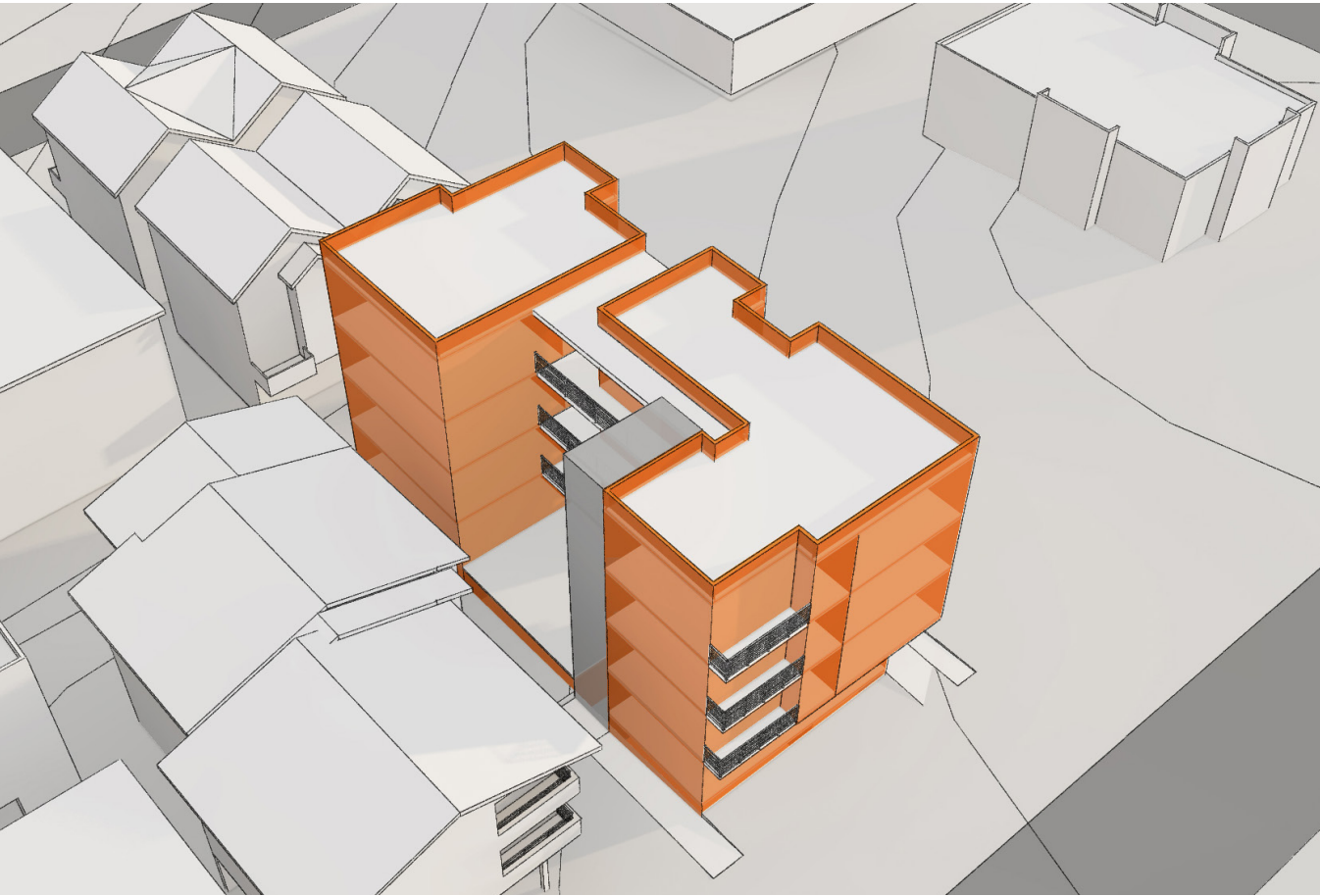
Balconies are added to the north and south facade to provide additional modulation at the street and back of the building.

Advantages:

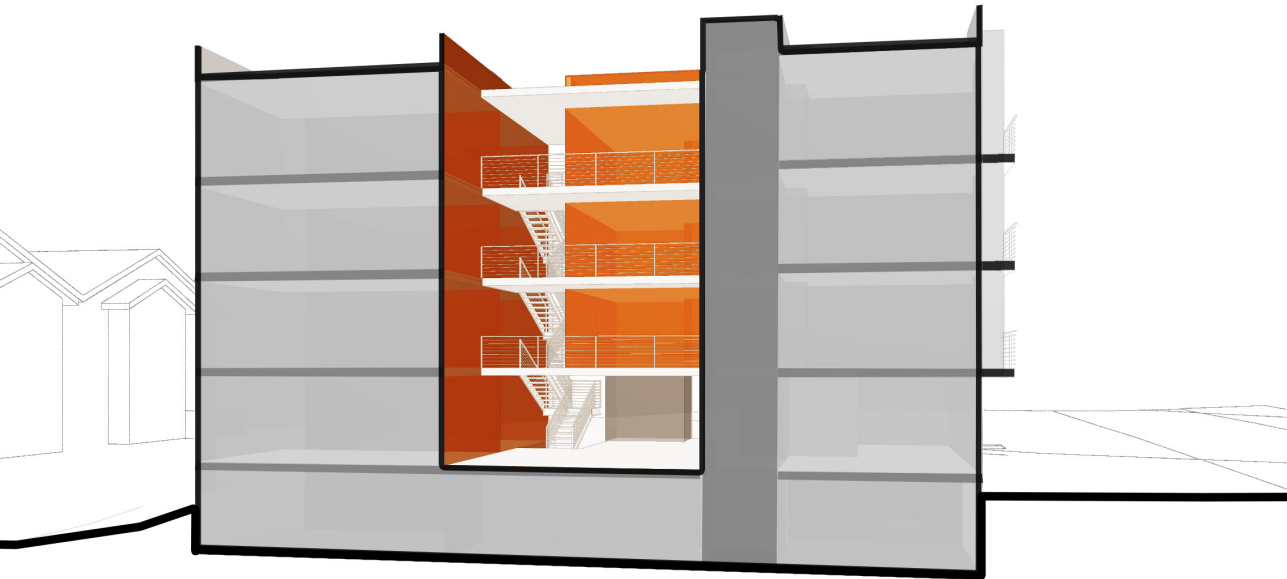
- Massing is reduced by: 1/ making circulation exterior at the courtyard, 2/ removing a unit at the courtyard level, 3/ addition of balconies and shifting volumes at north facade.
- South stair is shifted, rotated and made exterior, thus providing increased access to light and air for west units and creating increased visual interest along the west facade.
- Increased west facade modulation responds to west zone transition.
- Courtyard is accentuated by exterior stair and walkways and is connected to the street.

Issues

- Departures requested for facade length on west side and rear setback.



View looking Southwest



Alternative 3  
Section Perspective

## ALTERNATIVE 1 (CODE COMPLIANT)

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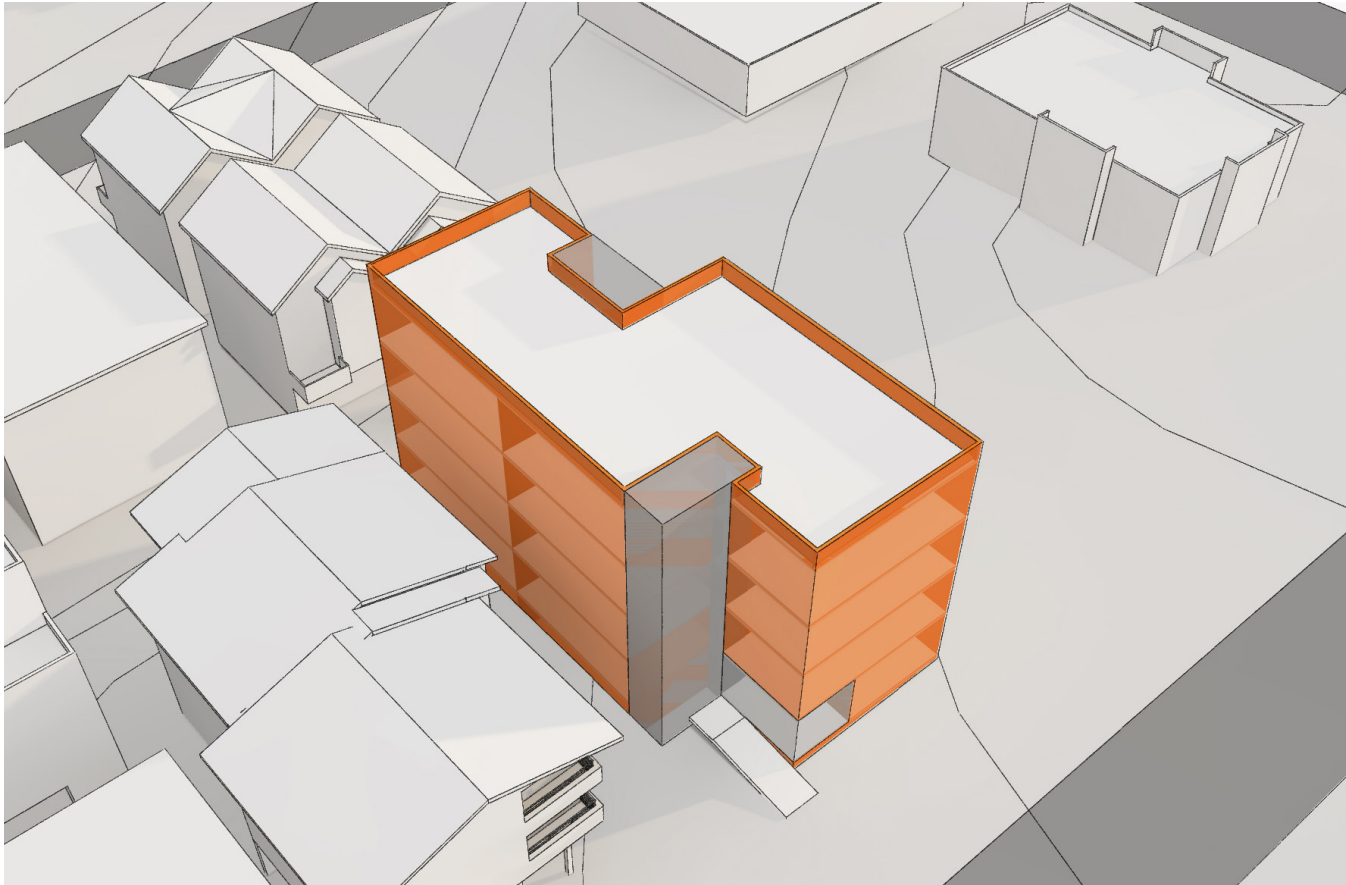
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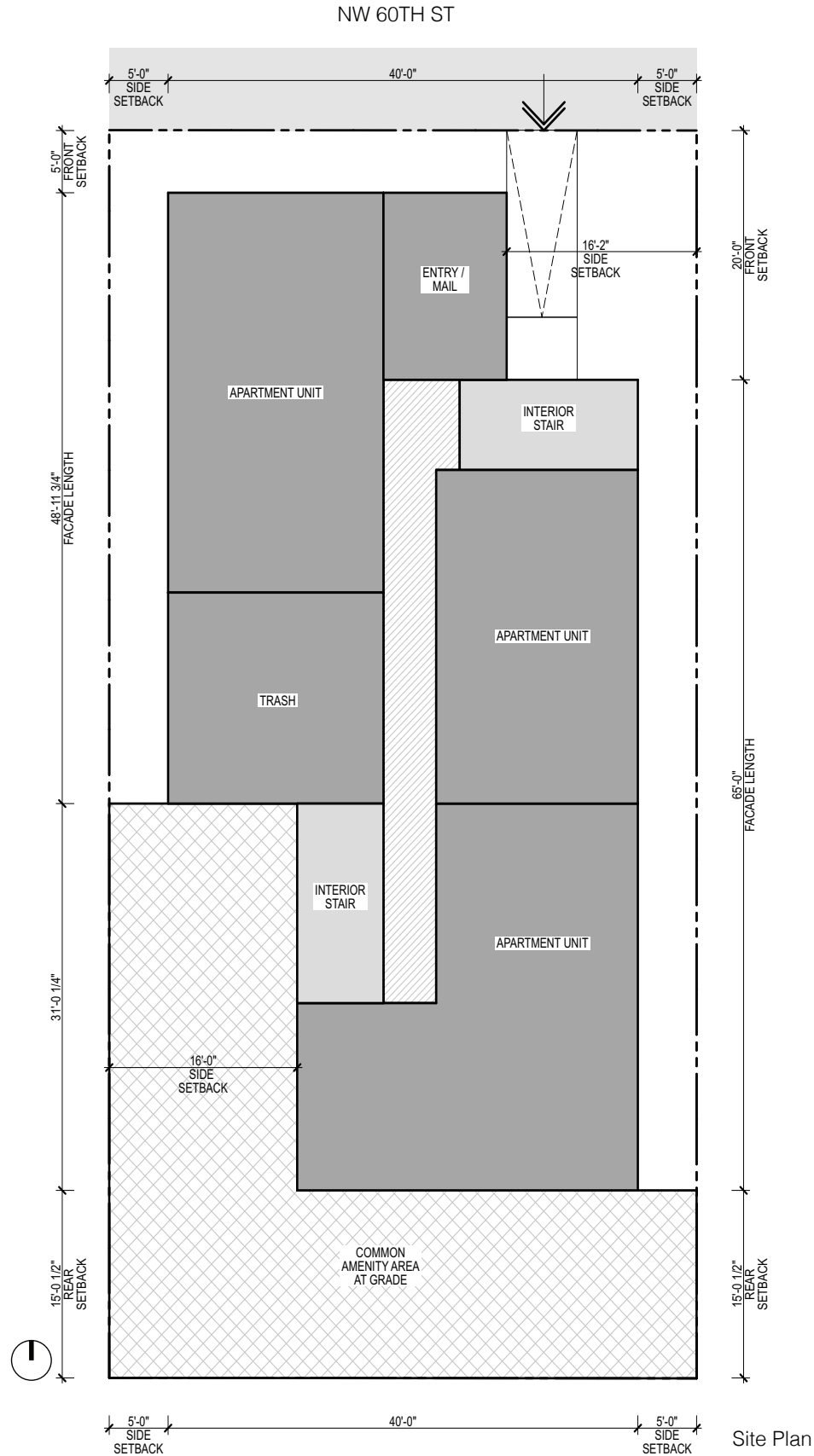
Issues

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- Produces narrow units along all facades.



① View looking Southwest

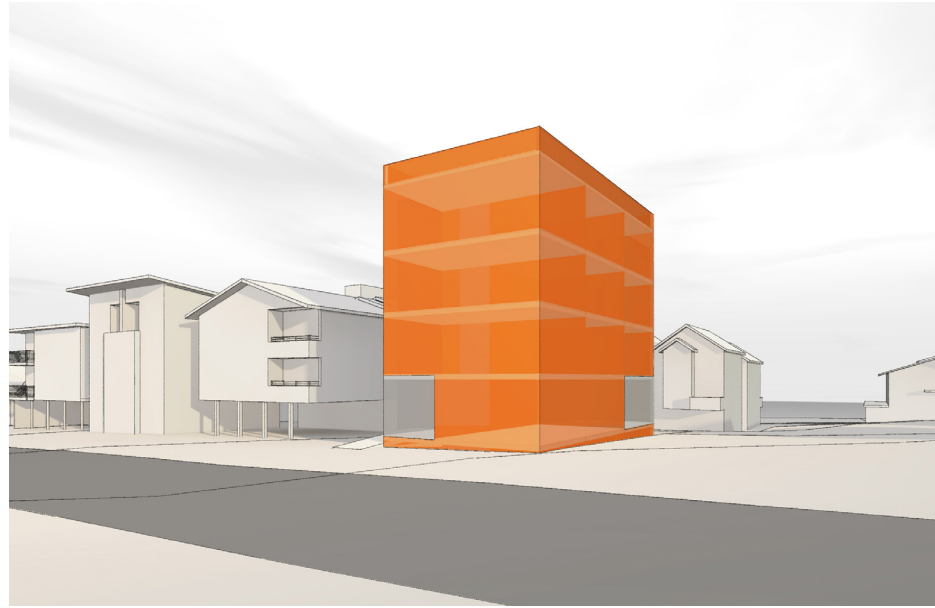
- New Structure Footprint at Grade
- Egress Stair
- Open Space at Ground Level



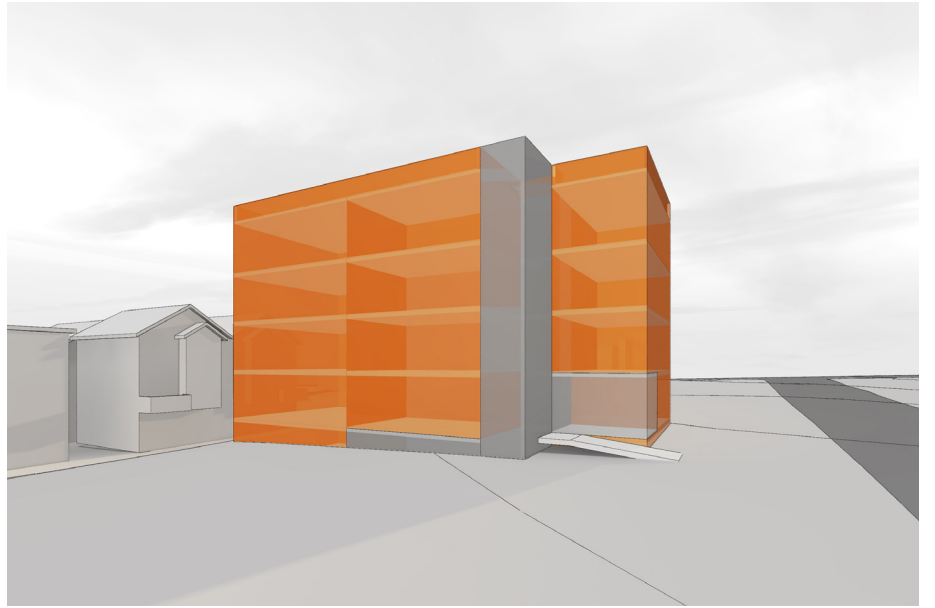
Site Plan



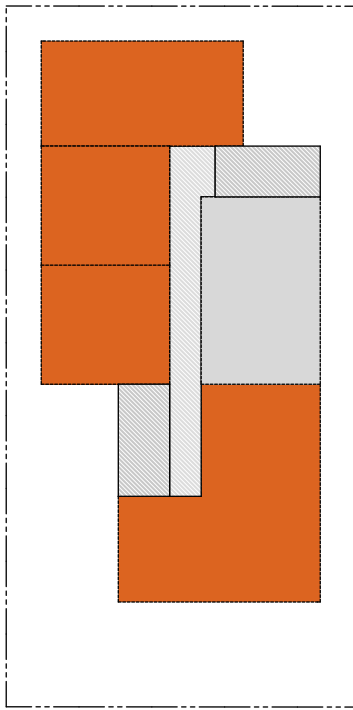
② View looking Southwest



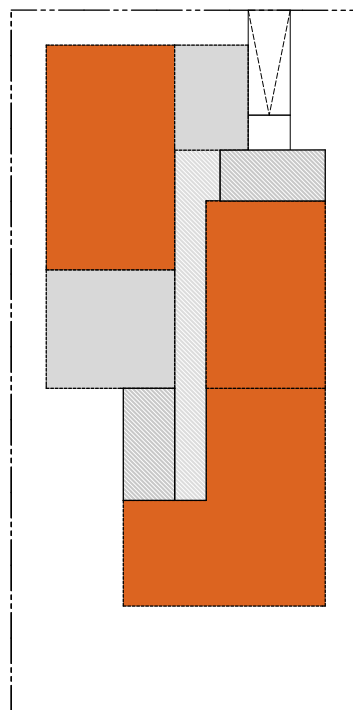
③ View looking Southeast



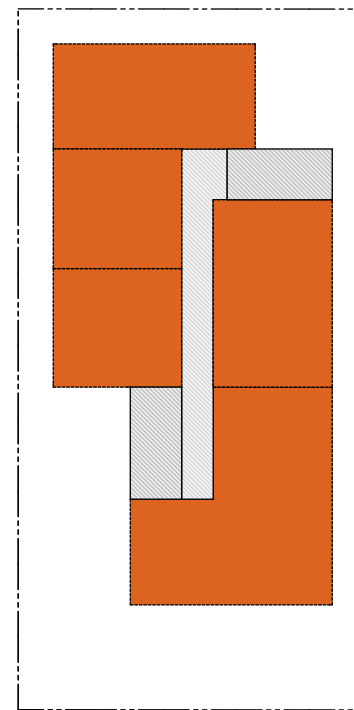
④ View looking West



Lower Floor Plan

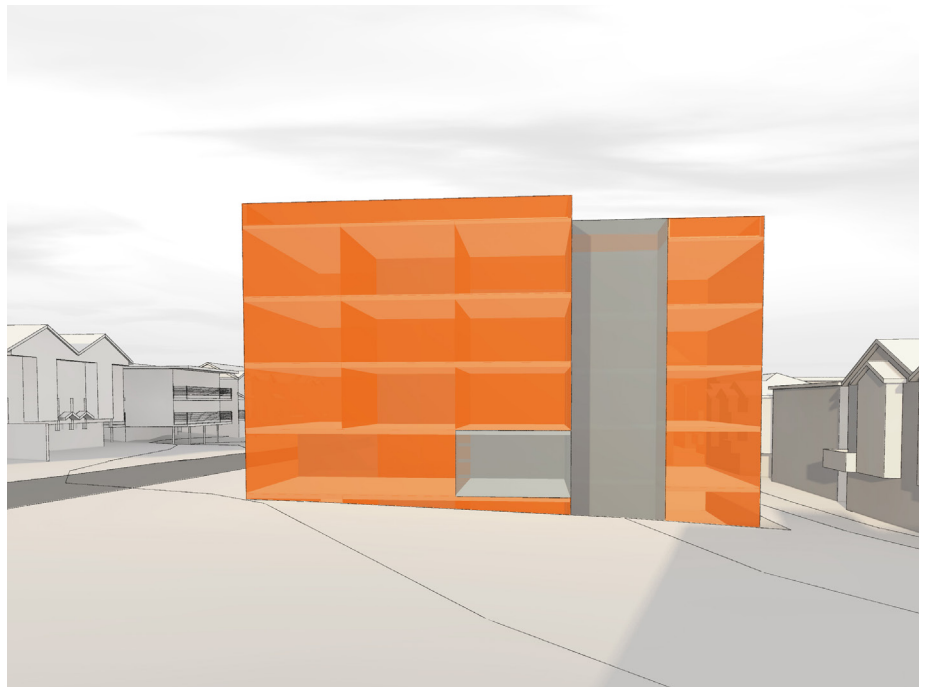


First Floor Plan



Typical Upper Floor Plan

- Apartment Unit
- Storage/Service



⑤ View looking East

## ALTERNATIVE 2

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The majority of units are stacked in this 4-story proposal with access from NW 60th Street through an open-air entry condition. A portion of the courtyard and the walkway from NW 60th Street is covered in order to delineate the entry into the building.

The north stair core is moved to the courtyard to reduce the blank wall along the street and to allow for openings and increased street interest.

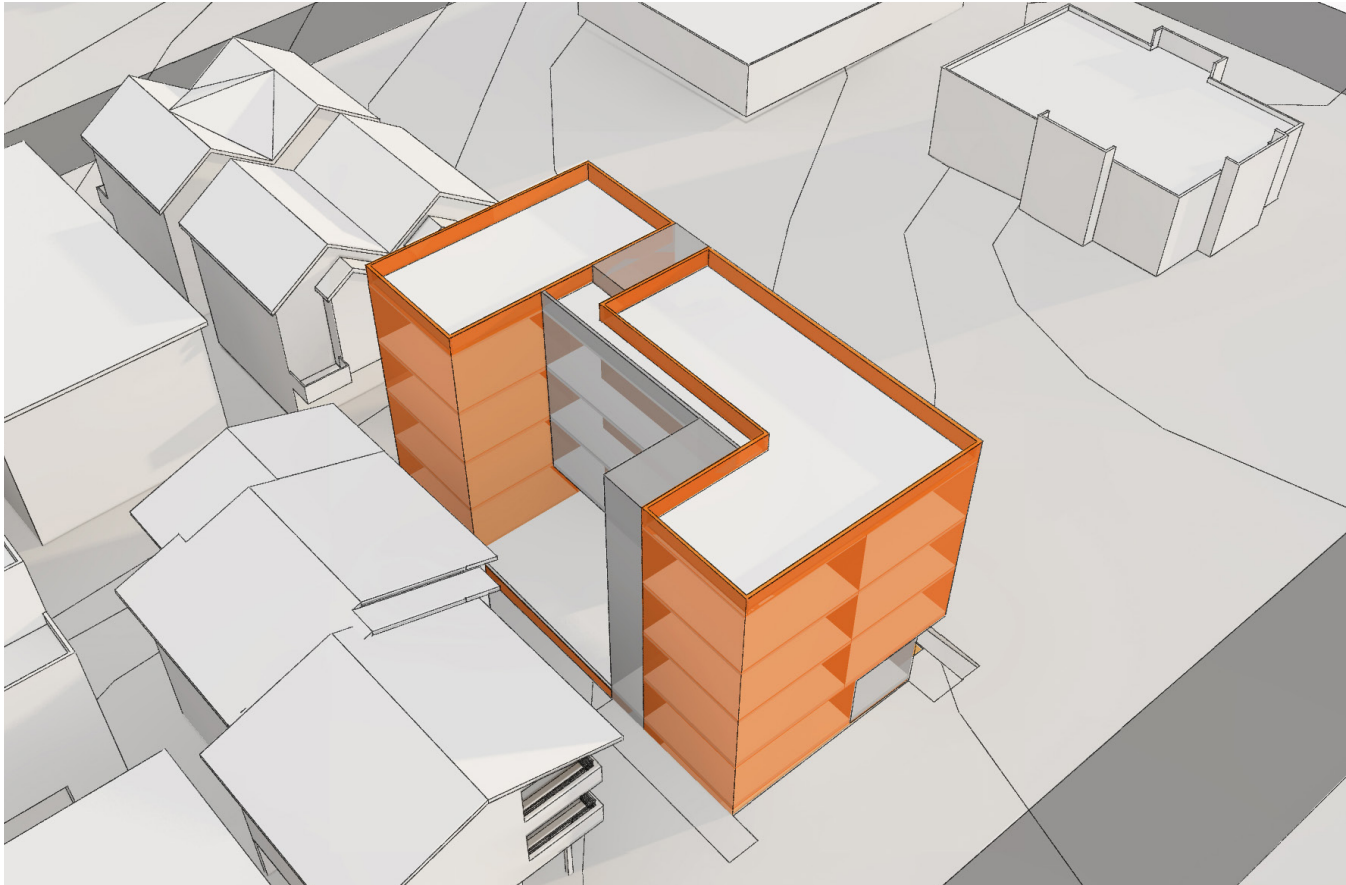
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Advantages:

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- Stair at street facade is shifted behind units in order to provide increased interest at street.
- Courtyard reduces proposed massing along east facade.

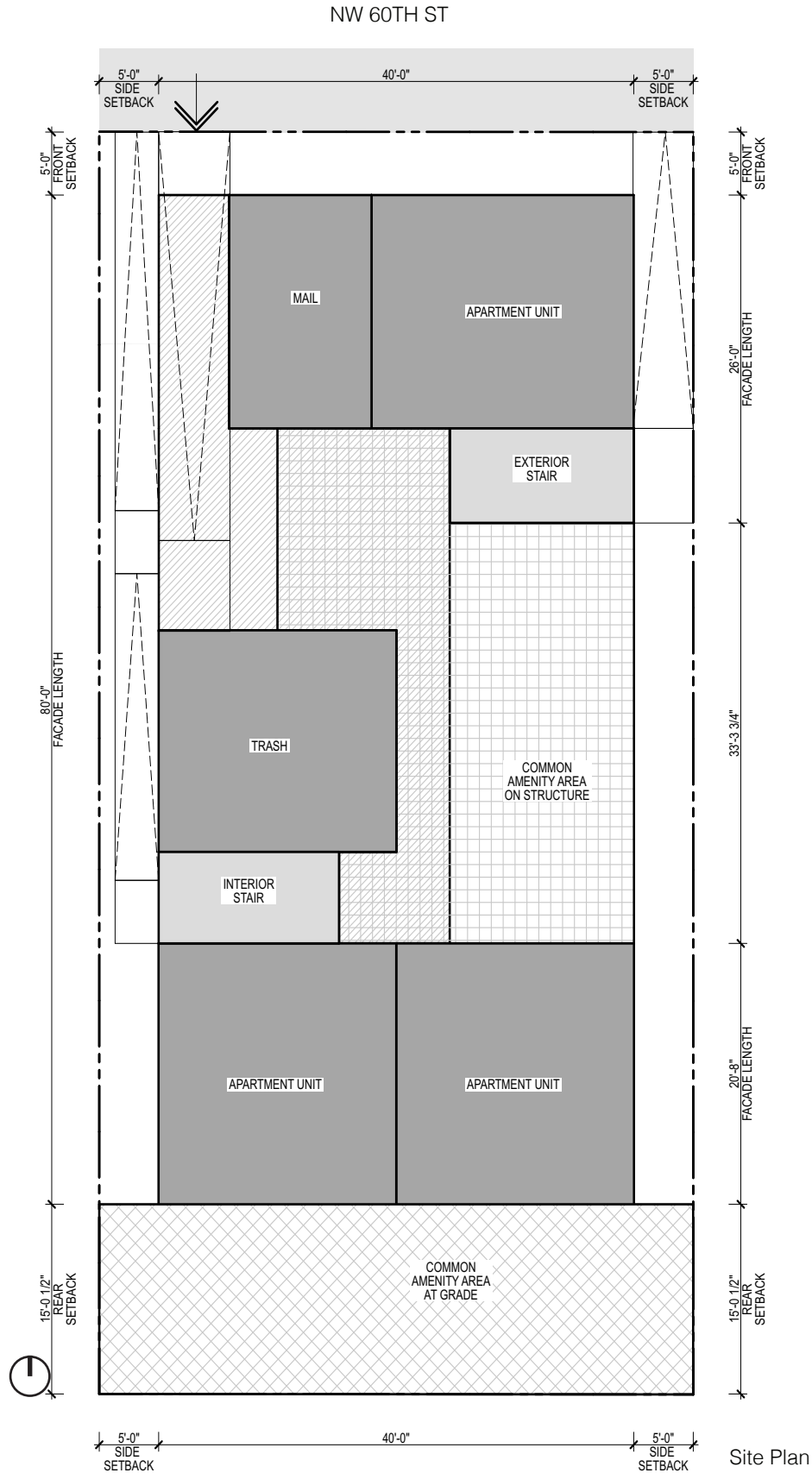
Issues

- West facade is not compliant.
- Side setback proximity to property line limit access to light and air for the west units.
- Departures requested for facade length on west side, average side setback, and amenity area.

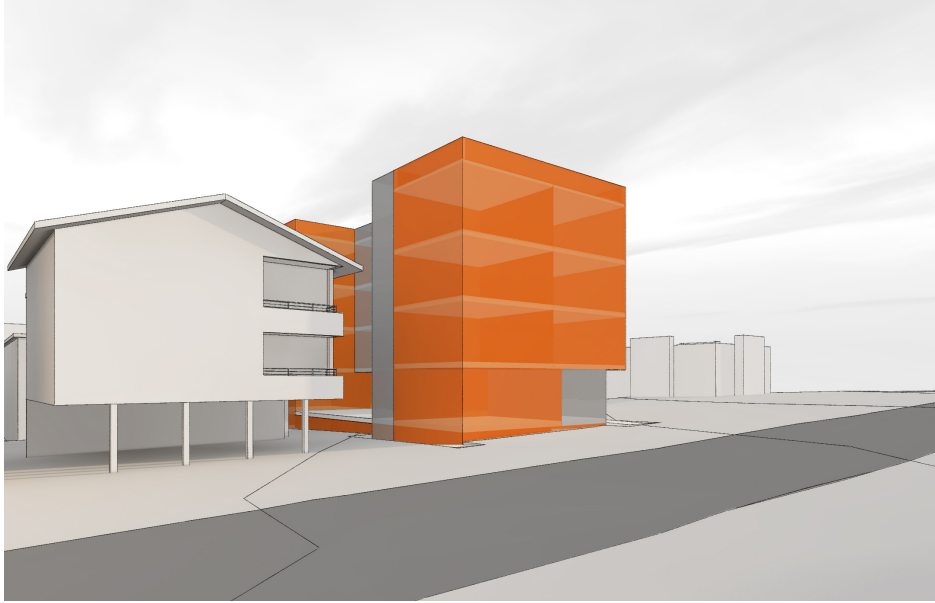


① View looking Southwest

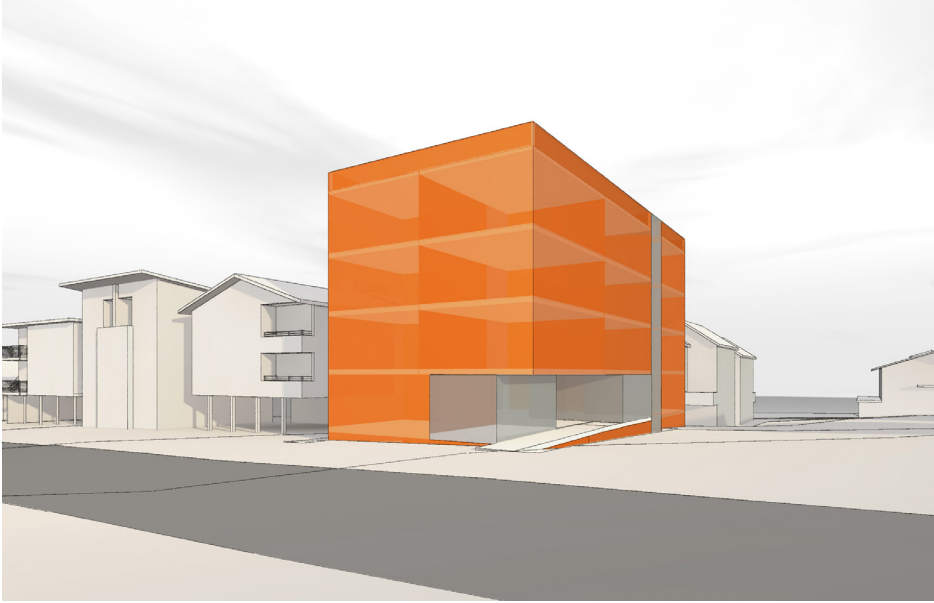
- New Structure Footprint at Grade
- Egress Stair
- Open Courtyard Space at Grade
- Covered Courtyard Space at Grade
- Open Space at Ground Level



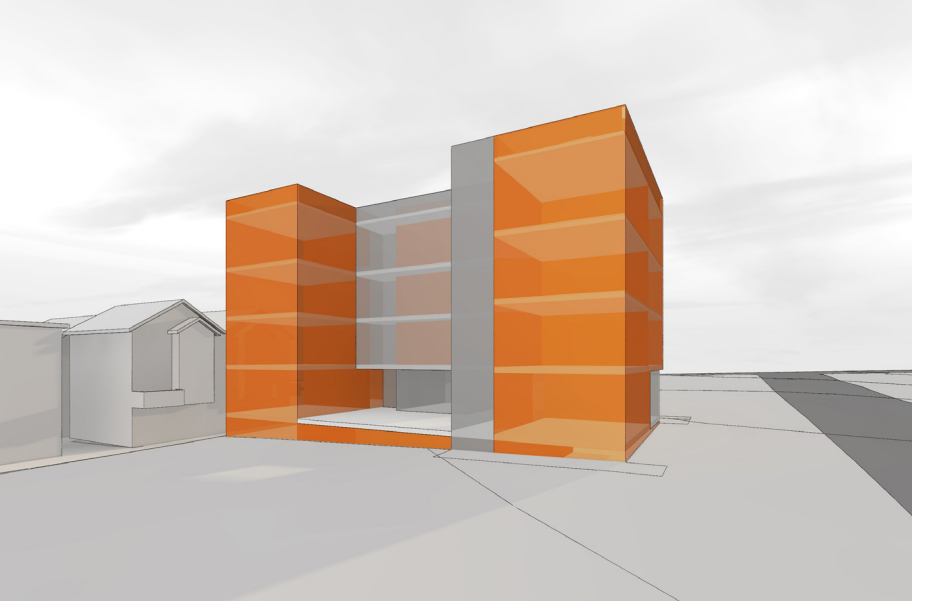
Site Plan



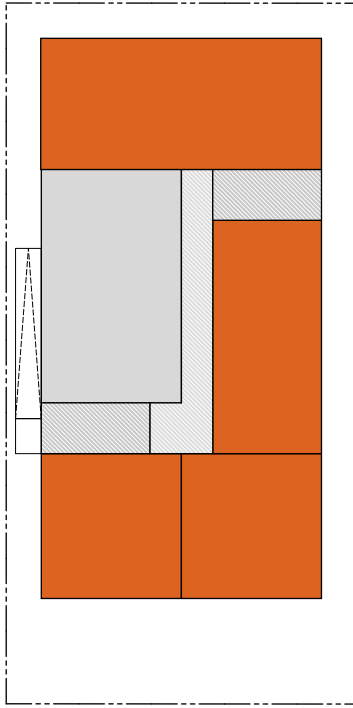
② View looking Southwest



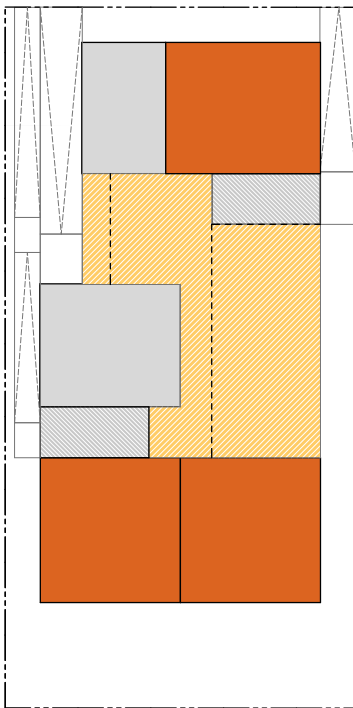
③ View looking Southeast



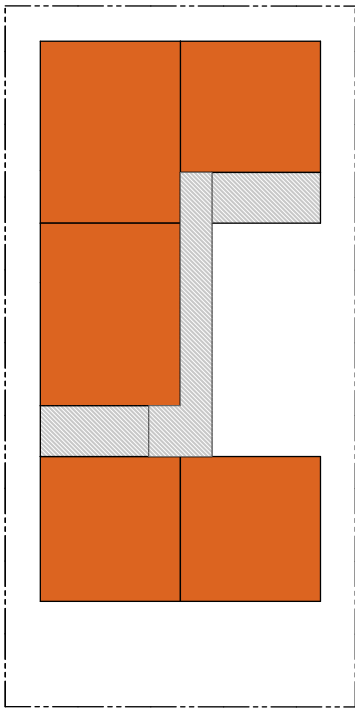
④ View looking West



Lower Floor Plan

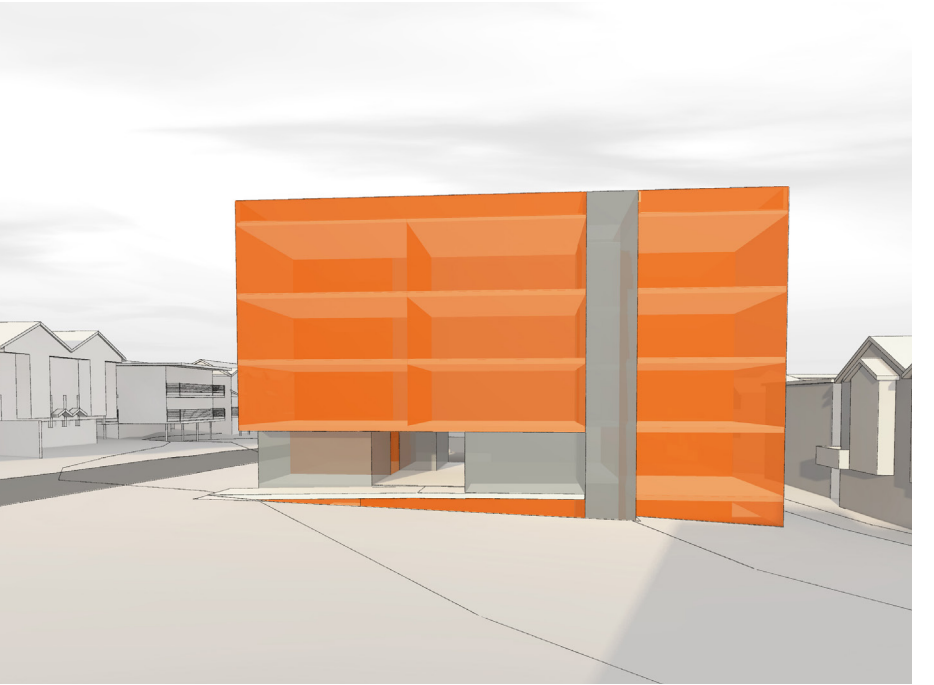


First Floor Plan



Typical Upper Floor Plan

- Apartment Unit
- Storage/Service
- Exterior Courtyard/Circulation



⑤ View looking East

## ALTERNATIVE 3 (PREFERRED)

Alternative 3 is a scheme that proposes (22) apartments: (13) studios and (9) 1-bedroom apartment units. All units take access from the central space on each level through exterior walkways.

The unit west of the courtyard is removed at the first floor level in order to provide a covered outdoor space and a stronger connection to the covered entry from NW 60th Street. An exterior open stair separates the proposed structure into two masses along the west facade and creates a more dynamic courtyard.

Exterior walkways that act as the building's circulatory spine create further modulation at the courtyard and gives direct visual access to the courtyard from the middle units.

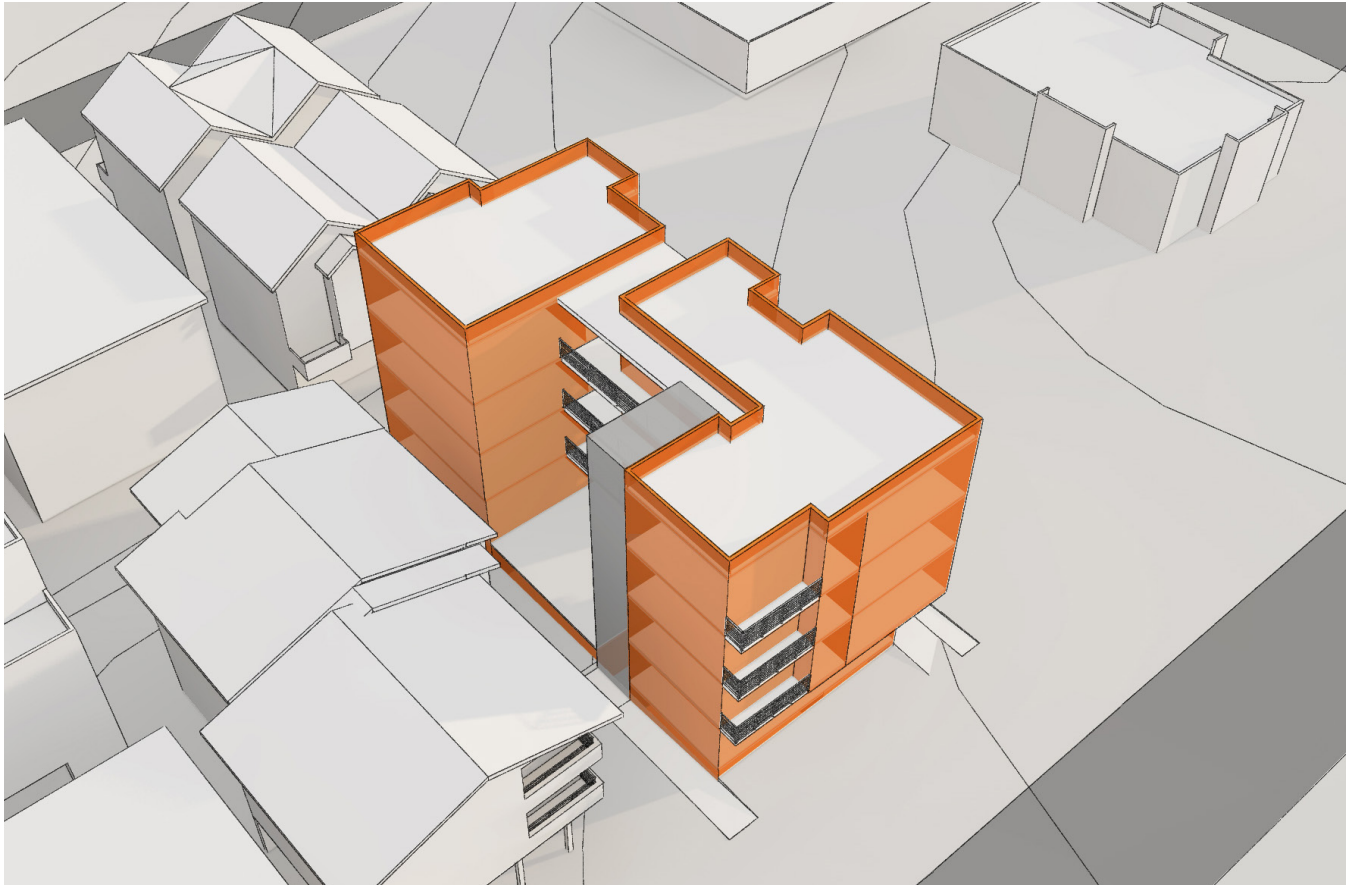
Balconies are added to the north and south facade to provide additional modulation at the street and back of the building.

### Advantages:

- Massing is reduced by: 1/ making circulation exterior at the courtyard, 2/ removing a unit at the courtyard level, 3/ addition of balconies and shifting volumes at north facade.
- South stair is shifted, rotated and made exterior, thus providing increased access to light and air for west units and creating increased visual interest along the west facade.
- Increased west facade modulation responds to west zone transition.
- Courtyard is accentuated by exterior stair and walkways and is connected to the street.

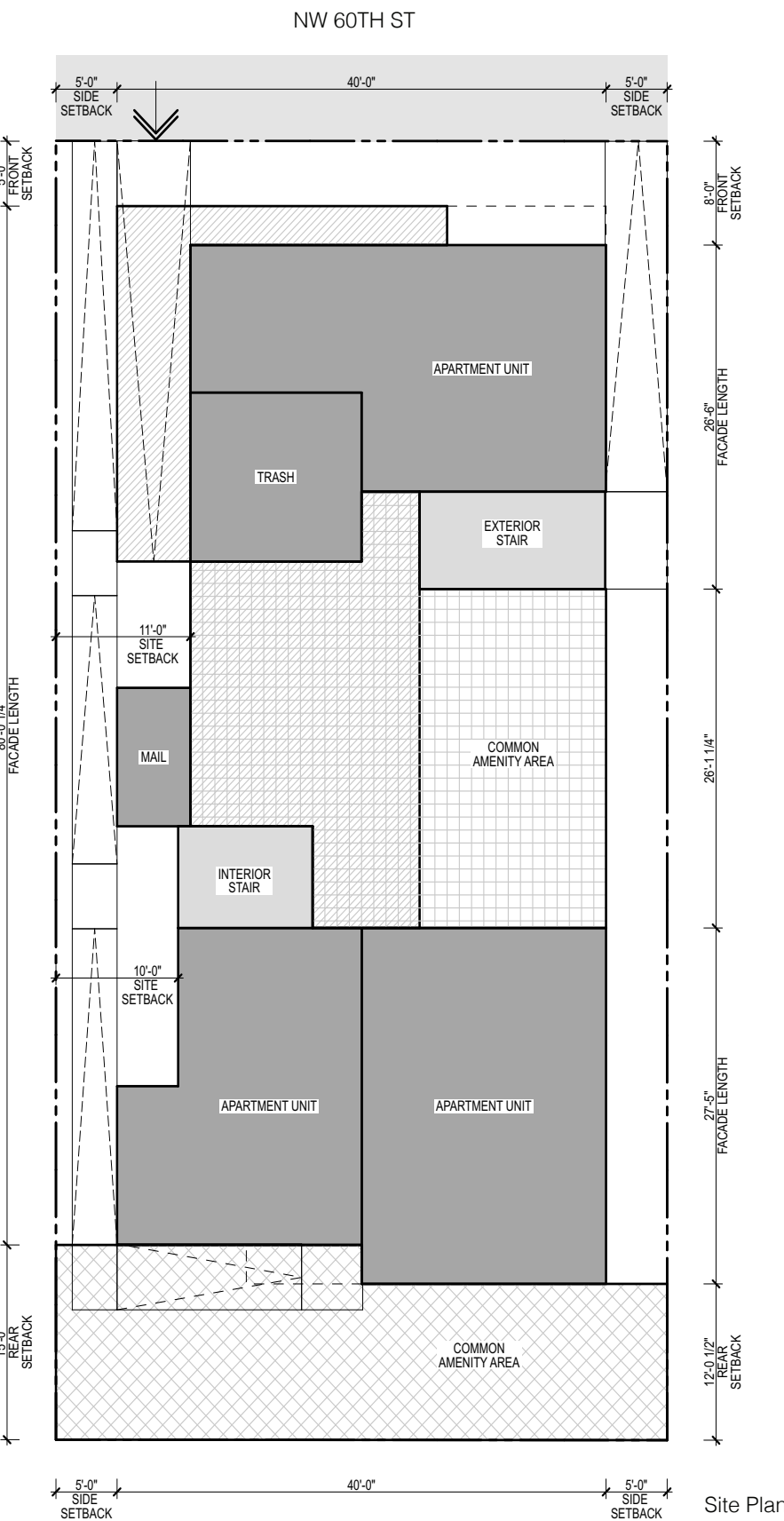
### Issues

- Departures requested for facade length on west side and rear setback.



1 View looking Southwest

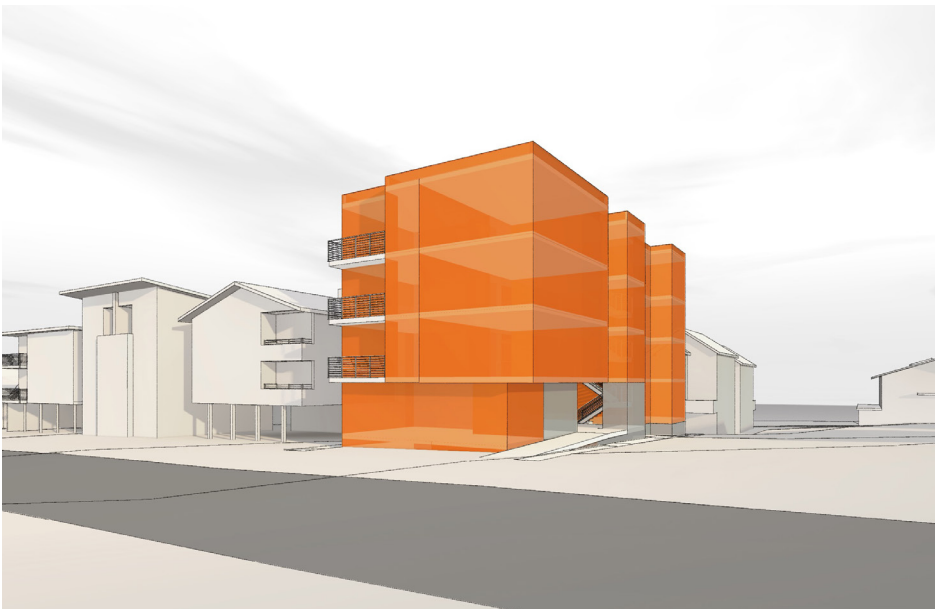
- New Structure Footprint at Grade
- Egress Stair
- Open Courtyard Space at Grade
- Covered Courtyard Space at Grade
- Open Space at Ground Level
- Deck Above Grade



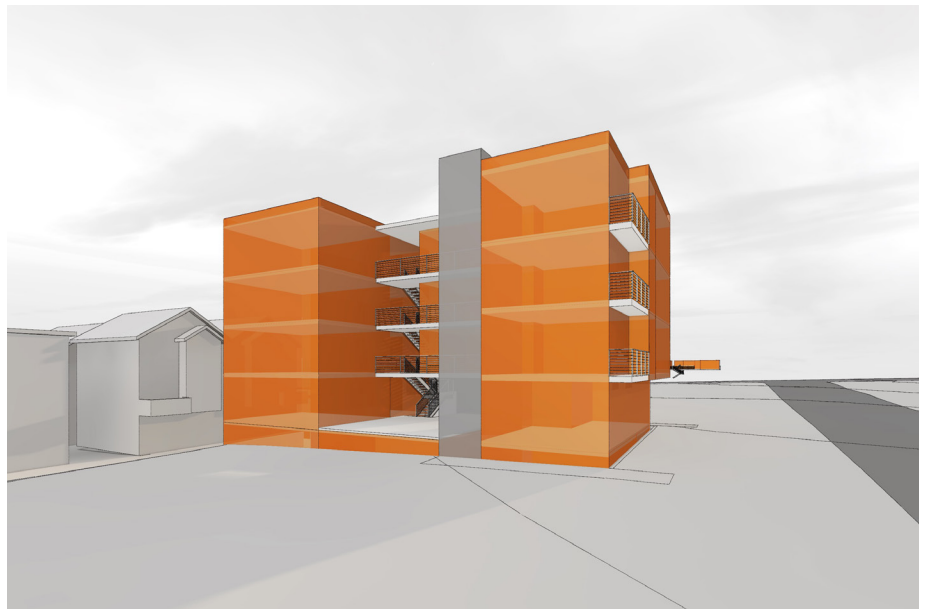
Site Plan



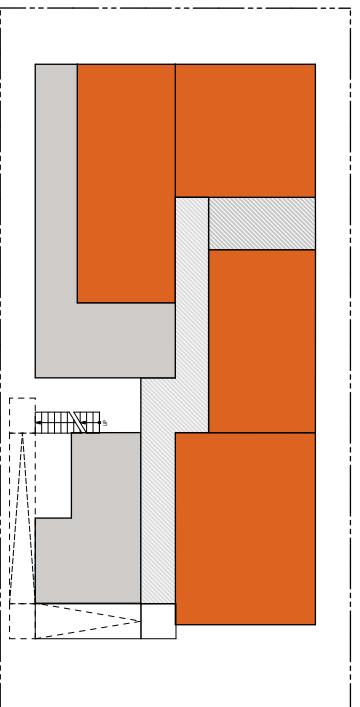
2 View looking Southwest



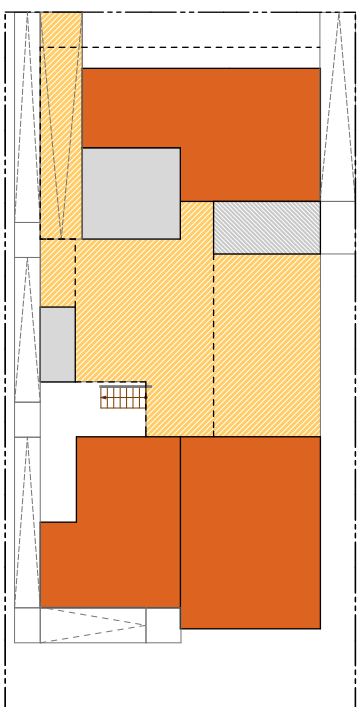
3 View looking Southeast



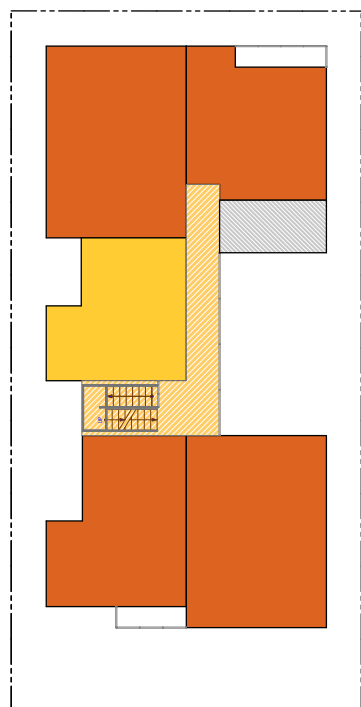
4 View looking West



Lower Floor Plan



First Floor Plan



Typical Upper Floor Plan

- Apartment Unit
- Storage/Service
- Exterior Courtyard/Circulation
- Elevated Apartment Unit



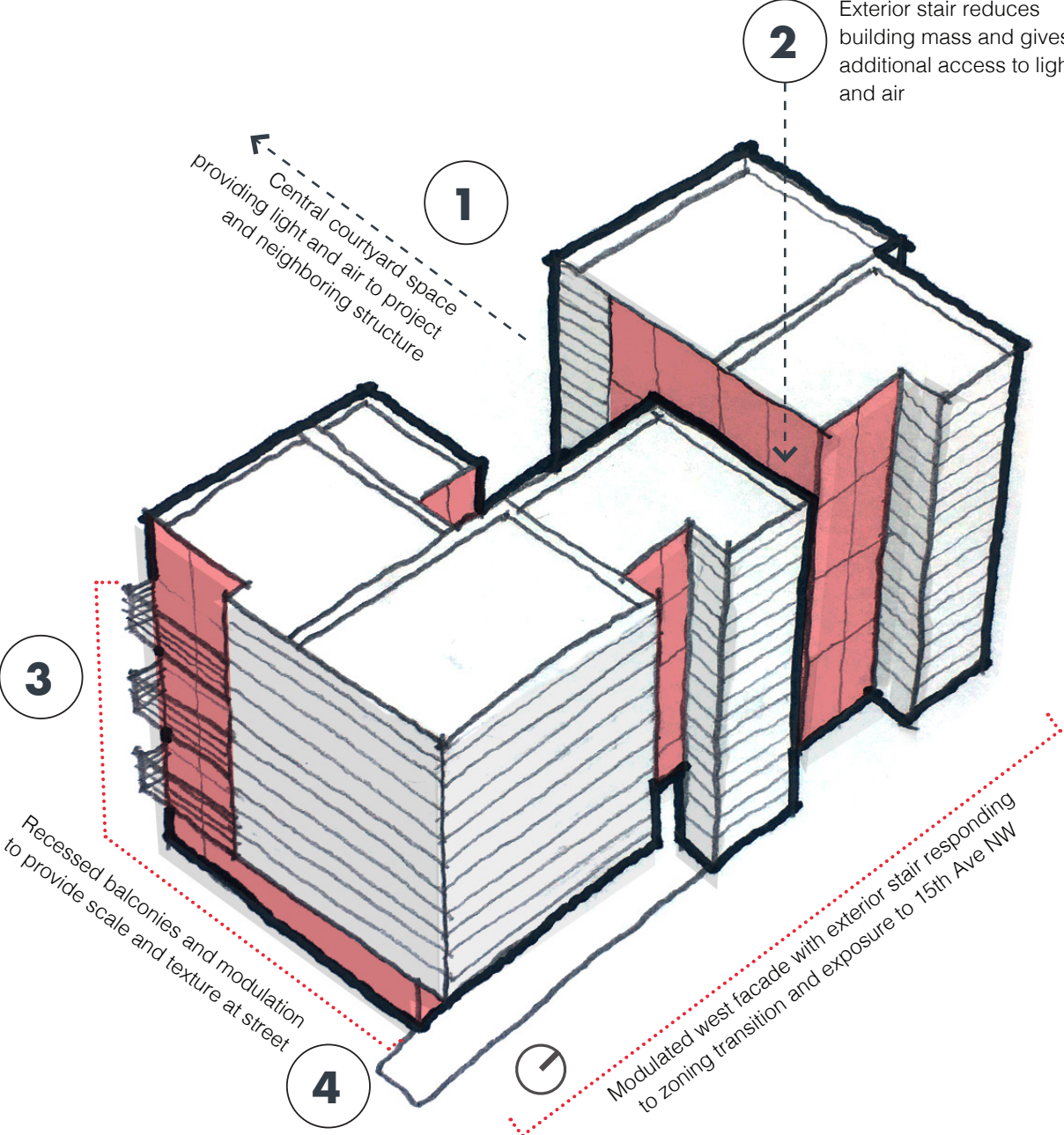
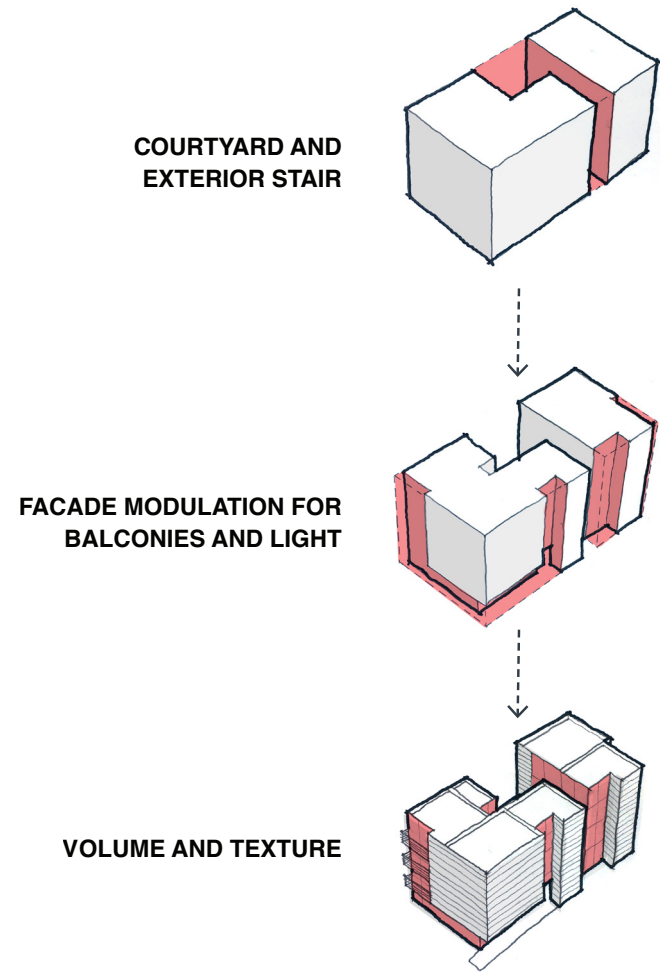
5 View looking East

## SCHEMATIC DESIGN STRATEGY

The design team explored a schematic design strategy for the preferred scheme, Alternative 3, based on supporting relationships to the surrounding context and internal building organization.

Examples of specific building elements highlight the key aspects of the proposed design strategy, particularly exterior glazing and surface organization as well as courtyard articulation. These elements seek to add visual interest to the proposal and create an identifiable solution.

### BUILDING EXTERIOR DEVELOPMENT



### 1/ VISUAL MOVEMENT IN COURTYARD



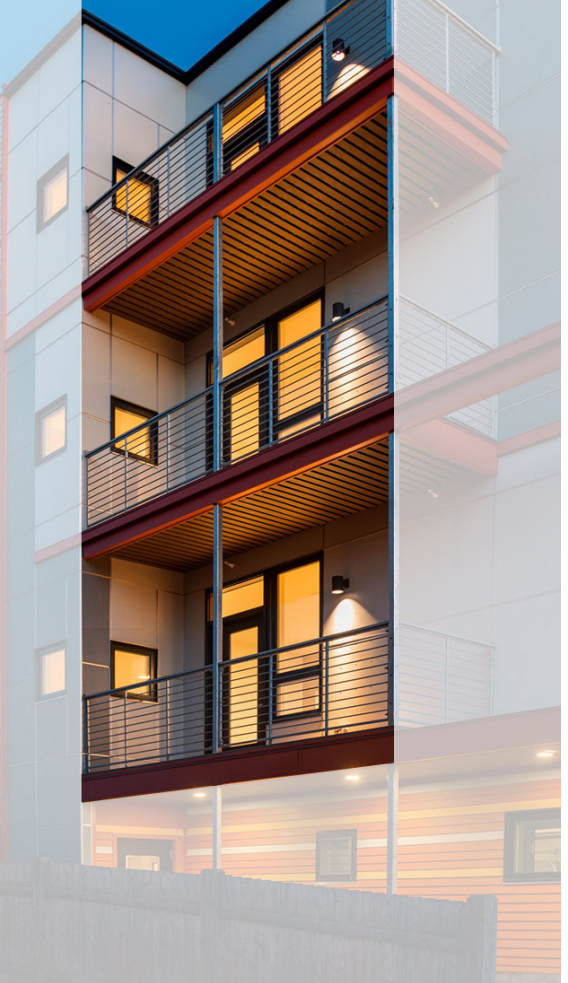
**RICHARDSON APARTMENT**  
David Baker + Partners  
San Francisco, California

### 2/ EXTERIOR STAIR ARTICULATION



**CITE A DOCKS**  
Cattani Architects  
Havre, France

### 3/ RECESSED BALCONIES

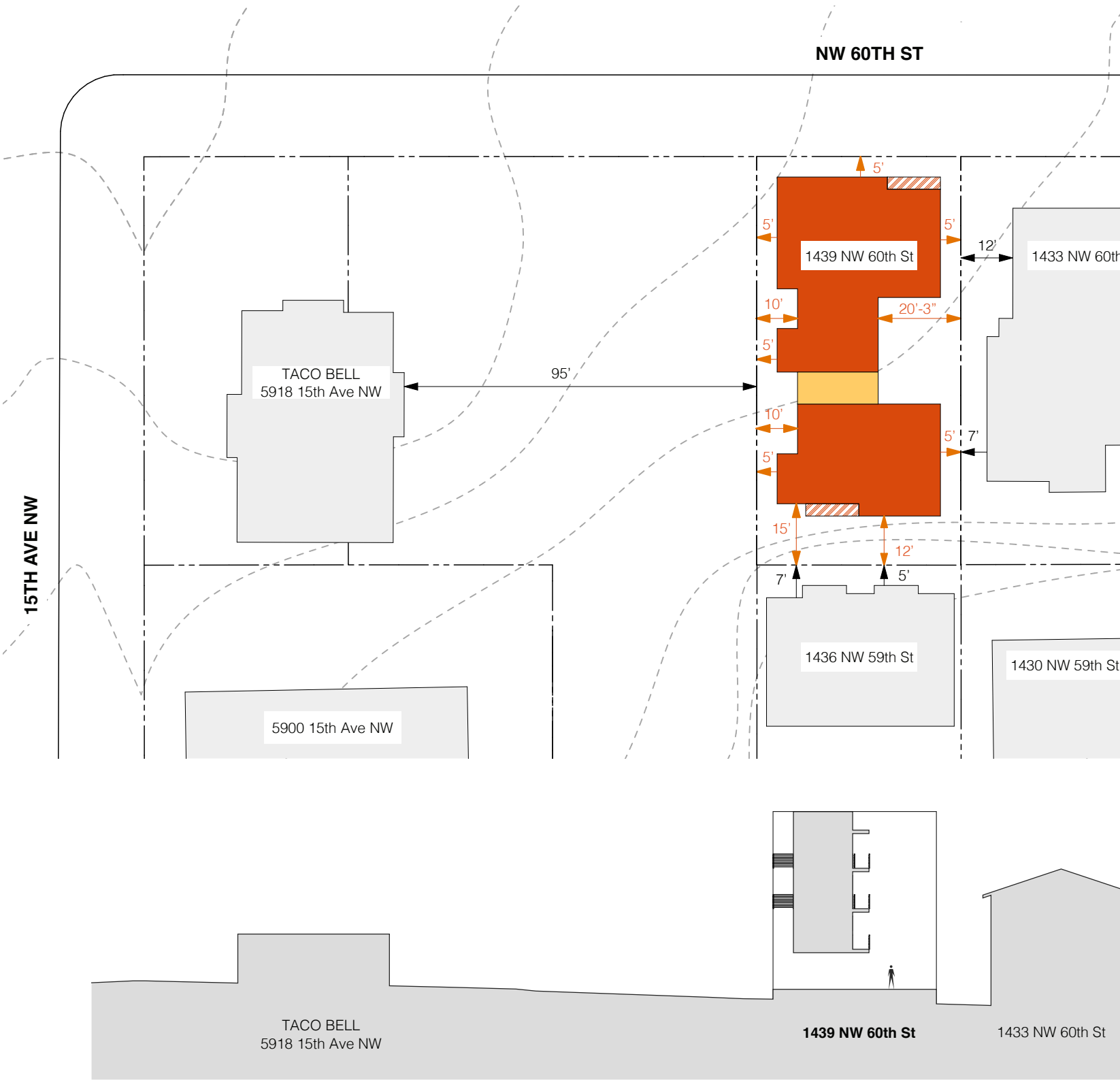


**MARQUIS LOFTS**  
Bild Architecture  
Portland, Maine

### 4/ VOLUMETRIC EXPRESSION



**TODEO 4909**  
Projecto Cafeina  
Santa Cruz, Mexico

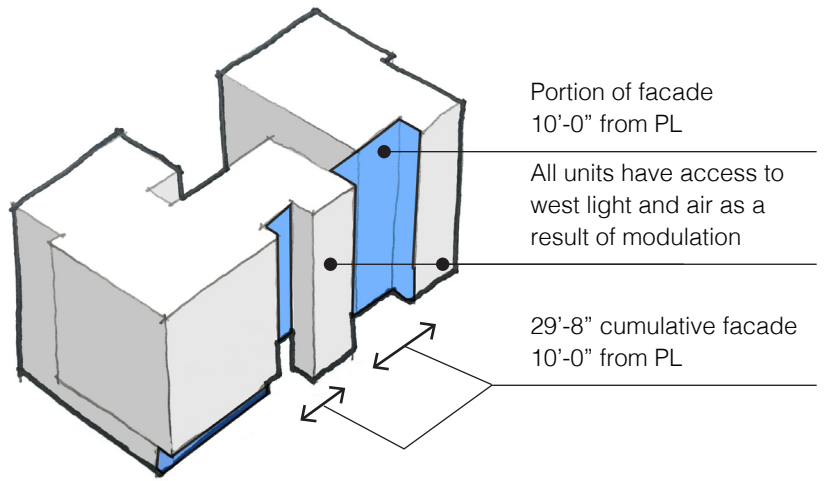


Site Section facing North

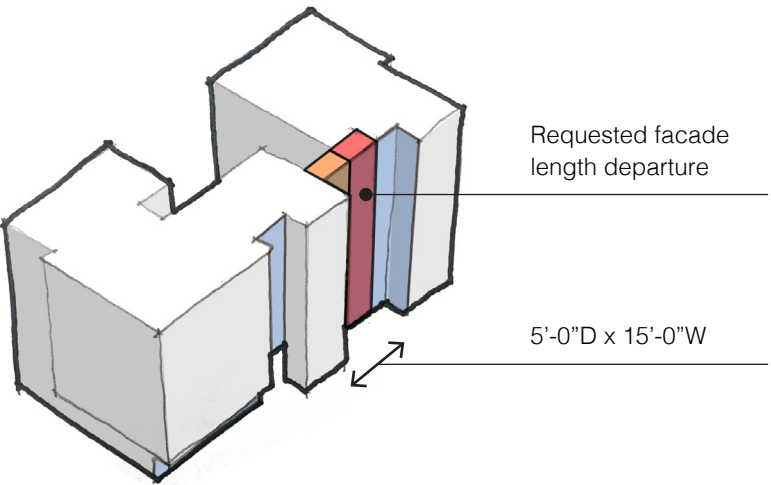
## DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORT DESIGN GUIDANCE
1	<b>REAR SETBACK</b> SMC 23.45.518.B	15'-0" WITHOUT ALLEY	12'-0" FOR A WIDTH OF 20'-0"	3'-0" REDUCTION	The rear setback reduction results from a combination of site strategies:  1. Shifting the east half of the structure creates modulation and expresses individual units on all facades of the preferred alternative. Secondary architectural features such as decks further enhance this and provide elements of scale and texture. 2. A central courtyard reduces the mass and bulk at the center of the site and provides more light and air to adjacent sites. 3. Half of the facade maintained is the required 15'-0" setback.	CS2.B.Adjacent Sites, Streets, and Open Spaces CS2.C Relationship to Block CS2.D Height, Bulk, and Scale PL1.A Network of Open Spaces PL1.C - Outdoor Uses and Activities DC2.A. Massing DC2.B Architectural And Facade Composition
2	<b>WEST FACADE LENGTH</b> SMC 23.45.518.B	65% (65'-0") MAX WITHIN 15'-0" OF SIDE LOT LINE	80% (80'-0") THAT IS WITHIN 15'-0" OF SIDE LOT LINE  50.3% (49'-4") IS 5'-0" FROM SIDE LOT LINE AND 29.6% (29'-8") IS 10'-0" FROM SIDE LOT LINE	15% (15'-0") INCREASE IN LENGTH	The increase in facade length results from creating a dynamic approach to massing for the infill site. The east side is code compliant, 57% facade length, with a generously sized central courtyard that responds to the adjacent residential structure. The west facade modulates to create more access to light and air for units that face west. For a code compliant facade, only 15'-0" are required to modulate more than 5'-0" from the property line. The proposed has approximately 30'-0" of facade modulated more than 5'-0" from the property line, nearly double the amount of facade modulating at 10'-0" from the property line. At this distance, these portions of the facade are allowed to have larger openings.	CS2.C Relationship To Block CS2.D Height, Bulk, & Scale CS2.D5 Respect for Adjacent Sites PL1.A. Network Of Open Spaces PL1.C - Outdoor Uses and Activities PL3.A Street Level Interaction Entries DC2.A. Massing DC2.B Architectural And Facade Composition

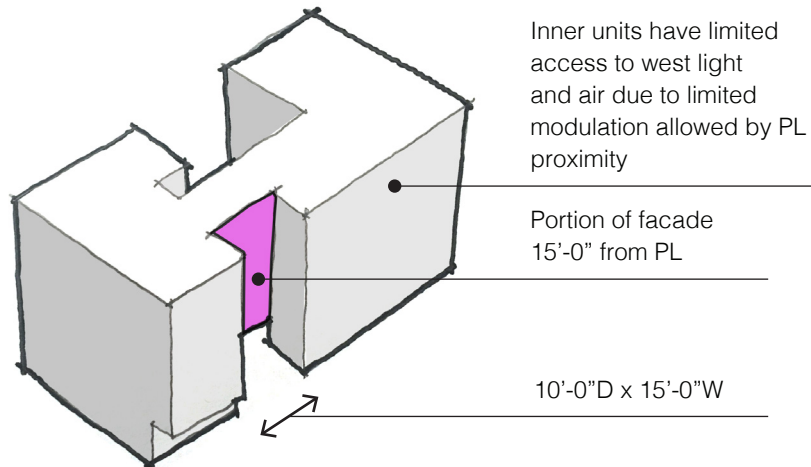
- Minimum Code Required Setback and Facade Length
- Additional Provided Setbacks
- Departure Requests
- Exterior Stair



PREFERRED ALTERNATIVE  
WEST FACADE



DEPARTURE REQUESTED



COMPLIANT FACADE

# LANDSCAPE

## PLANT IMAGES



Abelia 'Rose Creek'



Amelanchier Alnifolia 'Autumn Brilliance'



Corylus Cornuta Californica



Epimedium x Perralchicum 'Fröhnleiten'



Hebe Albicans 'Red Edge'



Helictotrichon Sempervirens



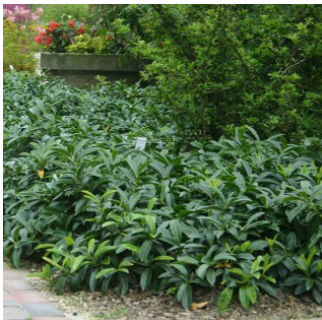
Pieris Japonica 'Prelude'



Pittosporum 'Whealers Dwarf'



Polystichum Munitum



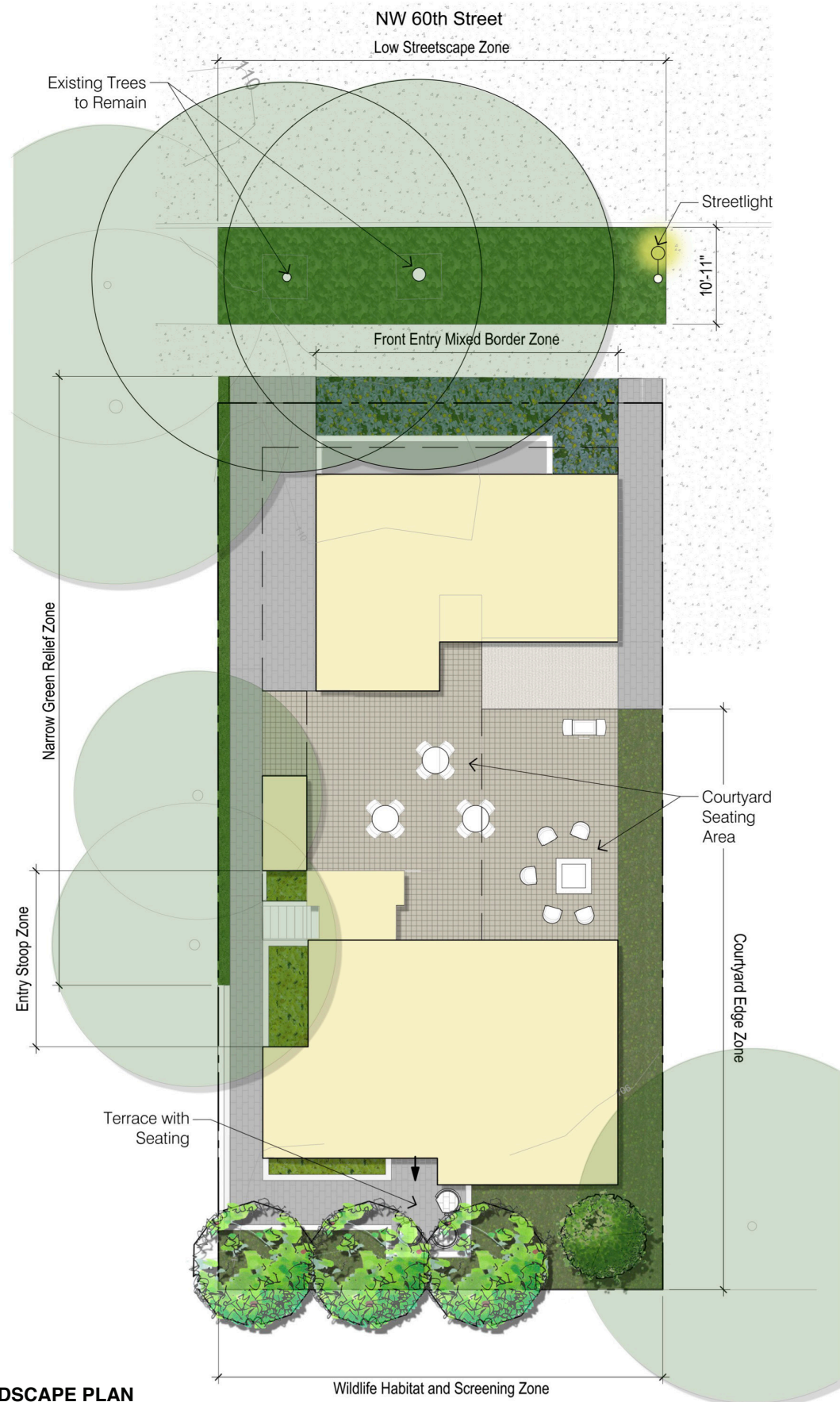
Prunus Laurocerasus 'Mount Vernon'



Rhododendron 'September Song'



Symphocarpus Albus



LANDSCAPE PLAN

# DESIGN GUIDELINES

## CONTEXT AND SITE

### CS1 NATURAL SYSTEMS & SITE FEATURES

#### B - Sunlight and Natural Ventilation

The proposal is located an infill site between a 5-unit condominium structure to the east and a commercial parking lot and Taco Bell to the west. To the south is 4-unit townhouse project. Alternative 1 provides modulation at its corners, while Alternatives 2 and 3 provide a courtyard to the east and varying degrees of modulation to the west to maximize individual unit's exposure to light and air and to adjacent sites.

#### C - Topography

The site is relatively flat with an approximate 3.5 foot slope from north to south. All alternatives utilize this topography and include basement apartment units that are located in a partially below grade story.

#### D - Plants and Habitats

There are no significant habitat in this area. There are a few trees on the adjacent sites, and the design proposes to maintain these trees. Landscape elements will be provided in the setbacks along with a generous courtyard.

### CS2 URBAN PATTERN & FORM

#### A - Location in the City and Neighborhood

This proposal is located in the Ballard neighborhood in the northwest area of Seattle. The proposal is a half block east of the busy arterial of 15th Avenue NW on the south side of NW 60th Street. The immediate vicinity consists of a mix of residential and commercial structures, 5 blocks south of NW 65th Street and 5 blocks north of NW Market Street, the two major east-west connectors in the immediate neighborhood. The proposal is consistent with development in the neighborhood.

#### B - Adjacent Sites, Streets, and Open Spaces

The proposal creates an open multilevel courtyard at its center that is accessible from the street. This strategy reduces the overall building mass adjacent to the condominium structure to the east.

### CS2 URBAN PATTERN & FORM

#### C - Relationship to the Block

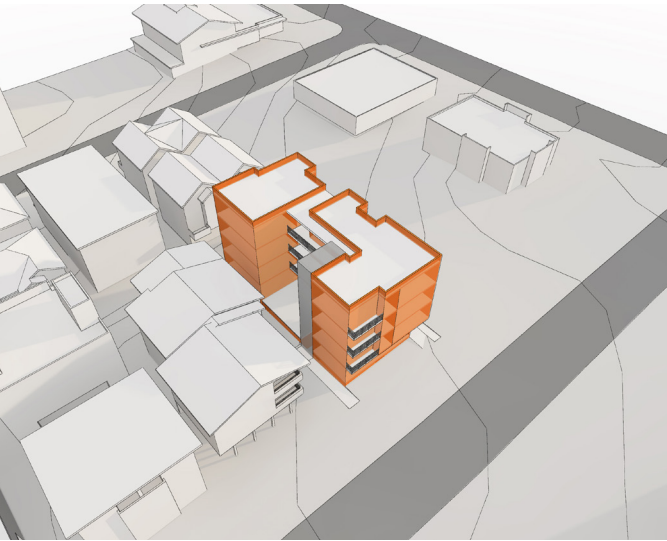
The proposal is located mid-block on NW 60th Street. With the exception of the northwest corner of the block and a lot four parcels to the east, the entire block is fully developed currently. The northwest corner is a commercial properties with a large parking lot and a small Taco Bell restaurant that creates a gap in the otherwise nearly fully built-out block. The proposed development abuts this lot at the transition from multi-family residential to commercial.

The design proposal for this site will replace an existing apartment structure with a 22-unit apartment building, adding a mix of one-bedroom and studio apartments to the Ballard Hub Urban Village. The proposed structure holds the edge of the street while breaking away at the northwest corner to create a highly visible and welcoming entry. The open center of the proposed alternatives creates relief for the neighboring properties at the center of the site.

### CS3 ARCHITECTURAL CONTEXT & CHARACTER

#### A - Emphasizing Positive Neighborhood Attributes

The proposal provides an approach to the massing that is contemporary and livable in a neighborhood of evolving architectural character. It is consistent with the adjacent existing multi-family residential structures to the south and east and incorporates shared amenity spaces at the street level internal to the site.



PUBLIC LIFE

PL1 CONNECTIVITY

PL1.A - Network of Open Spaces

The design proposes a network of open spaces on site, which provide a mix of shared and private experiences. This includes a more formal space at the front of the site, with planters adding a sense of definition. This connects from NW 60th Street to a variety of courtyard spaces, depending on the alternative. In Alternatives 2 and 3, it connects to the main open space, a shared courtyard at the street level and the first floor, accessible to all residents and visitors. It provides an opportunity for informal interaction between the building residents and visitors while providing a void at the center of the site that has both covered and uncovered spaces. The courtyard spaces connect to the two stairs of the project, which provide access to a series of open walkways in the preferred alternative, Alternative 3 or internal corridors in Alternatives 1 and 2. The rear open space of the site creates another shared, more private area on the site. This also creates a landscape buffer to the adjacent structure to the south. The front open space creates an open and welcoming entry area to the project. The central and open exterior courtyard is visible from the street. This composition creates a dynamic and lively environment at the center of the site.

PL1.B - Walkways and Connections

A network of exterior walkways and decks connect the structure to the public realm at the sidewalk and within the project. They enliven the pedestrian realm and are a means of enhancing safety and security while signifying human scale occupation. The central open courtyard connects directly to the street and the exterior walkways are access from the courtyard through both an exterior and interior stair core.

PL1.C - Outdoor Uses and Activities

The site proposes a network of open spaces encouraging outdoor uses and activities. These include a shared central courtyard with a ramped connection to the street, shared exterior walkway, various private balconies, and a shared open space at the rear.

PL2 WALKABILITY

PL2.A - Accessibility

The project will meet the requirements for accessibility according to ADA standards. A series of ramps provide access to the shared courtyard at the center of the site as well as the amenity area at the rear of the site and the apartment units at the first floor and basement level.

PL2.B Safety and Security

Exterior walkways and decks will provide lines of sight throughout the building structure and to the streetscape along NW 60th Street. Lighting will provide sufficient illumination for pathways and entries without spillage on adjacent sites.

PL2.C - Weather Protection

Overhead weather protection is integrated into the overall building design. The building entry is protected by cantilevered floors above with additional weather protection internal to the site by the exterior walkways and other overhanging volumes.

PL2.D - Wayfinding

Clear and prominent wayfinding is integrated into the overall design. The exterior entry is clearly identified and visible from the street. All circulation is well organized and visible.

PL3 STREET-LEVEL INTERACTION

PL3.A - Entries

The prominent entry at the northwest corner of the structure is clearly defined in a void carved out at the lower floors. A series of ramps lead residents and visitors into the central open courtyard at the first floor of the structure that is the site's exterior lobby.

PL3.B - Residential Edges

The first floor of the structure is raised slightly above the street level to create a visual and physical separation. The partially below grade lower level will be generously screened with landscaping at the street facing units. There are no private entries off of NW 60th Street, all residents will enter through a series of ramps from the street and enter adjacent to a common courtyard before entering individual units. This generous entry sequence creates a buffer between the street and private entries and creates opportunities for interaction among residents.

PL4 ACTIVE TRANSPORTATION

PL4.A - Entry Locations and Relationships

The primary residential entry is located on NW 60th St. Residents and visitors will have direct access to transit and adjacent retail along 15th Avenue NW.

PL4.B - Planning Ahead for Bicyclists

Bicycle parking will be provided in the lower level. The space is accessible via ramps for convenient access.

PL4.C - Planning Ahead for Transit

The site is a half block east of 15th Avenue NW, a transit corridor connecting to downtown Seattle to the south and five blocks north of NW Market Street, a connector to the east.



DESIGN GUIDELINES

DESIGN CONCEPT

DC1 PROJECT USES & ACTIVITIES

A - Arrangement of Interior Uses

The arrangement of uses within the site is clearly expressed. Residential units front the street and rear of the site with a network of open spaces at the center. Nearly all circulation is exterior and therefore exposed for clarity of expression.

B - Vehicle Access and Circulation

The proposal provides no parking and therefore no vehicular access. All pedestrian access is from NW 60th Street through a network of ramps connecting to the central courtyard and basement level.

C - Parking and Service Uses

The proposal provides no parking. Trash, recycling and mail/ packaging reception will be provided in the courtyard, and bicycle storage will be provided in the basement level.

DC2 ARCHITECTURAL CONCEPT

A - Massing

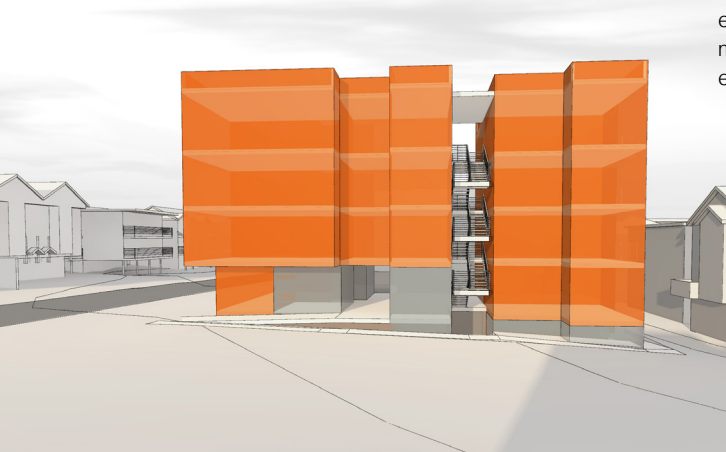
The site is a typical Seattle infill lot. It is approximately 50-foot wide facing the street and extends 100 feet deep into the block. Without an alley, the site is contained on all edges by existing structures or a large surface commercial parking lot. The massing proposal responds directly to this condition, seeking to create a dynamic and open center, protected by more static massing at its front and rear. The design strategy erodes the mass of the building at the center of the site and treats all facades as significant. Modulation coupled with balconies and material variation will be utilized to further diminish the perceptible mass of the structure.

B - Architectural and Façade Composition

The design team has worked to generate a well-proportioned composition with special consideration of the street-facing and west facades due to their relative visibility and relationship to the public realm. A system of exterior balconies, cantilevers, and massing modulation and material treatment will be used to highlight specific volumes while maintaining a consistent language throughout the project. A dramatic central open space connects to the street through a walkway covered with a cantilevered volume to invite residents and visitors into the site. In the preferred alternative, the open courtyard includes an area completely open to the sky to the east side with a covered gathering space to the west beneath the stacked exterior circulation spine and units above.

C - Secondary Architectural Features

The design team is developing a compositional strategy that will employ decks, railings, parapets and cantilever treatments to minimize the structure's mass and enliven the site. This will occur at all edges of the site and internally at the center of the proposal.



East Elevation showing central open courtyard and connection to NW 65th St

DC3 OPEN SPACE CONCEPT

A - Building Open Space Relationships

All three alternatives are designed to balance the proposed mass and bulk on the site. The preferred alternative appears as two structures anchored to a base that extends partially above grade. At the center between the two elements of the structure is a network of open connective spaces. A courtyard is located a couple feet above street level, accessed by a series of ramps. Private decks help activate the streetscape and internal building facades. A network of exterior walkways above the central courtyard activate the open center of the site, reducing the scale from north to south.

B - Open Spaces Uses and Activities

Open spaces will be considered and designed to accommodate a variety of uses and will incorporate seating and planting. The internal network of stairs, private decks and common walkways provides opportunities for various shared and private uses.

DC4 MATERIALS

A - Building Materials

The design team is considering the use of durable materials consistent with the neighborhood. Materials will be used to create attractive and inviting edges at all sides of the site. Pattern and rhythm in the alternation of façade materials is also being considered as a method of reducing the scale of the building and identifying individual floors and units.

B - Signage

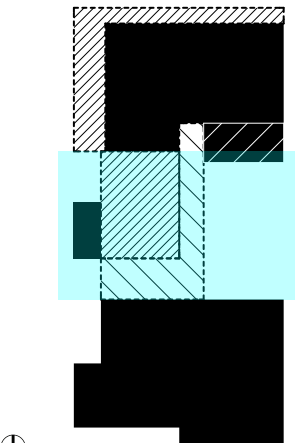
Signage will be minimal along NW 60th Street, focusing instead on how the design of the structure can signify the use of the proposal. The design team proposes an approach to signage that is incorporated with weather protection and is of a consistent design language as those secondary architectural elements of the proposal.

C - Lighting

Lighting will be included to promote safety and security, while also respecting the adjacent properties and adding a level of warmth and detail to the pedestrian realm.

D - Trees, Landscape and Hardscape Materials

The landscape design will incorporate the various open spaces at the edges and center of the site. A buffer will be created to NW 60th Street to support the clearly identifiable entry in the preferred alternative 3, and to protect the units closest to the street. The network of open spaces will utilize high quality materials consistent with this scale of development. These materials and landscape elements will complement the architecture.



Massing diagram showing anchoring volumes at north and south and open space and lifted volumes in the center



223 12th Ave E Apartments by b9 architects in Capitol Hill



N 45th St and Woodlawn Ave N Apartments by b9 architects in Wallingford

b9 ARCHITECTS WORK



Lot J apartments by b9 architects in Ballard



614 13th Ave E apartments by b9 architects in Capitol Hill